

## PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

| FOR OFFICIAL USE ONLY:    |                          |
|---------------------------|--------------------------|
| SSD                       | 201 <u>6</u> - <u>35</u> |
| Acceptance Date:          | <u>11/13/15</u>          |
| Website Posting Date:     | <u>11/16/15</u>          |
| Determination Date:       | <u>11/13/15</u>          |
| Planning Commission Date: | <u>11/24/15</u>          |
| Expiration Date:          | <u>11/24/18</u>          |
| Planner Assigned:         | <u>JL</u>                |

Instructions: File all information requested under Part A for processing the Determination of Applicability (§8-27.1), including signature page. Fill out Parts A and B if you know, due to proximity of the shoreline, that your parcel will require a Certified Shoreline Survey. If you are proposing a permitted structure or subdivision within the shoreline setback area fill in Part C. For applications involving a variance, complete Part D.

| Applicant Information                                     |   |
|---|---|
| Applicant: <u>John Hodge and Stacey Keare</u>             |   |
| Mailing Address: <u>155 Mountain Wood Lane</u>            | Phone: <u>650-804-1874</u>  |
| <u>Woodside CA 94062</u>                                  | Email: <u>jchodge@gmail.com</u>   |
| Applicant's Status: (Check one)                           |   |
| <input checked="" type="checkbox"/> Owner of the Property | (Holder of at least 75% of the equitable and legal title)   |
| <input type="checkbox"/> Lessee of the Property           | Lessee must have an <b>unexpired and recorded</b> lease of five (5) years or more from the date of filing of this application. If not, Owner(s) must provide a Letter of Authorization. |
| <input type="checkbox"/> Authorized Agent                 | Attach Letter of Authorization  |
| Transmittal Date: <u>July 21 2015</u>                     |   |

| Project Information (attach additional sheets, if necessary)                 |  |
|--|--|
| County Zoning District: <u>open</u>  | Tax Map Key(s): <u>4-5-5-001:026</u>         |
|  | Land Area: <u>28606 sq ft</u>                |
| Nature of Development:<br>(Description of proposed structure or subdivision) | <u>New single family residence and fence</u> |

**NO PERMITS WILL BE ISSUED WITHOUT PLANNING COMMISSION ACCEPTANCE,  
EXCEPT AS PROVIDED IN §8-27.8(c)(8)**

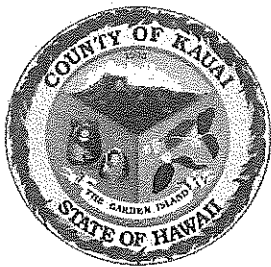
### Part A

#### Shoreline Setback Determination of Applicability (§8-27.1)

Check all that apply, fill in applicable information. Any box checked must be accompanied by additional information, photos and/or documentation.

- ☒ Properties Abutting the Shoreline  
☒ Project's approximate distance from shoreline: 132 ft
- ☐ Properties Not Abutting the Shoreline  
☐ Project's approximate distance from shoreline: \_\_\_\_\_
- ☐ Additional Information:  
☐ Closest distance of improvement(s) from Shoreline is approximately \_\_\_\_\_ ft.  
☐ Number of parcels and type of improvements (roads, buildings, structures) between Shoreline and this parcel:

|  |
|--|
|  |
|--|



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| Planner Assigned:         |           |

- ☒ Topography (undulating, flat, slope, etc.) and ground elevation of subject parcel (Lowest and Highest elevations)

Mostly flat sloping slightly from street to shoreline from avg of 13ft to 11ft.

- ☒ Shoreline type (e.g. beach, dune, rocky, sandy with rocky outcropping, etc.)

Beach- sand and native grasses

- ☐ Artificially armored Shoreline

☐ If checked, what type of armoring (e.g. seawall, revetment, bulkhead): \_\_\_\_\_

☐ Is the armoring permitted/authorized? \_\_\_\_\_

☐ Date of authorization (attach copy of authorization letter): \_\_\_\_\_

- ☒ Is property in coastal floodplain (if checked, what zone)? AE-12/VE-13

- ☐ Has this property been subject to coastal hazards in the past? (If checked, please describe)

If the proposed structure or subdivision is within the shoreline setback area then, please be aware that if the determination of a structure is approved, the Applicant shall agree in writing that the Applicant, its successors, and permitted assigns shall defend, indemnify, and hold the County of Kaua'i harmless from and against any and all loss, liability, claim or demand arising out of damages to said structures from any coastal natural hazards and coastal erosion, pursuant to §8-27.7(b)(2).

The requirements of the Subsection (b) shall run with the land and shall be set forth in a unilateral agreement recorded by the applicant with the Bureau of Conveyances or the Land Court, whichever is applicable, no later than thirty (30) days after the date of final shoreline approval of the structure under §8-27.8. A copy of the recorded unilateral agreement shall be filed with the Director and the County Engineer no later than forty-five (45) days after the date of the final shoreline determination and approval of the structure and the filing of such with the Director shall be a prerequisite to the issuance of any related building permit. §8-27.7(b)(6).

### Applicant's Signature

Signature [Signature] Date 7/21/2015

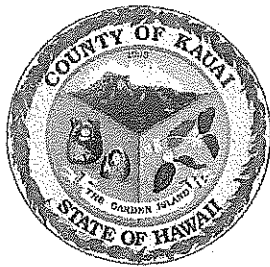
### Applicability (to be completed by Planning Department)

- ☒ Setback Determination necessary. Requirements of Ordinance No. 979 are applicable.

[Signature]  
Planning Director or designee

7/28/15  
Date

11/13/15



## PLANNING DEPARTMENT SHORELINE SETBACK DETERMINATION

If **Part A** has been deemed that a Determination will be necessary, the additional information will be required for submission of this application.

### **Part B**

#### **Exemption Determination**



A non-refundable processing fee of **one hundred dollars (\$100.00)** shall accompany a request for determination. (§8-27.8(e))



#### **Exemption 1**

In cases where the proposed structure or subdivision satisfies the following four criteria:

(A) In cases where the proposed structure or subdivision is located outside of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 'V' or 'VE' flood zones;

(B) The proposed structure or subdivision is located at an elevation which is thirty (30) feet above sea level or greater;

(C) The applicant can demonstrate to the satisfaction of the Planning Director that the property is clearly adjacent to a rocky shoreline and that it will not affect or be affected by coastal erosion or hazards; and

(D) The shoreline setback shall be sixty (60) feet from the certified shoreline which has been established not more than twelve (12) months from the date of the application for the exception under this section.



#### **Exemption 2**

In cases where the applicant can demonstrate to the satisfaction of the Planning Director that the applicant's proposed structure or subdivision will not affect beach processes, impact public beach access, or be affected by or contribute to coastal erosion or hazards, excluding natural disasters. Factors to be considered shall include, but not be limited to, proximity to the shoreline, topography, properties between shoreline and applicant's property, elevation, and the history of coastal hazards in the area.



#### **Exemption 3**

Those structures and uses found exempt in Table 3 (§8-27.7) (see pg. 5-6)



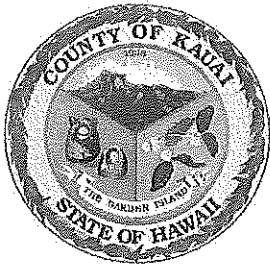
Letter from the Department of Public Works stating that the proposed project does not constitute "Substantial Improvement," pursuant to §8-27.2

#### **Exemption Determination (to be completed by Planning Department)**

Pursuant to §8-27.3 the Kaua'i County Code, 1987 as amended, the Planning Department hereby certifies the proposed structure(s) or subdivision(s) as exempt from those shoreline setback determination requirements established under §8-27.8.

\_\_\_\_\_  
Planning Director or designee

\_\_\_\_\_  
Date



## PLANNING DEPARTMENT SHORELINE SETBACK DETERMINATION

### Part C

#### Shoreline Setback Determination (§8-27.8)

(This document is the request for a shoreline setback structure or subdivision determination form.)

Please complete this section if you are proposing a structure or subdivision within the Shoreline Setback Area that requires a certified shoreline, a determination of applicability (**Part A & B**) from the Planning Director shall first be obtained.

| Certified Shoreline                 |  |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Certified Shoreline  |
| <input checked="" type="checkbox"/> | Survey Map (showing Certified Shoreline, Shoreline Setback, and Structure(s) OR Subdivision) |
| <input checked="" type="checkbox"/> | Average Lot Depth: 302 ft  |
| <input checked="" type="checkbox"/> | Setback (Table 1 or Table 2): 100ft  |
| <input type="checkbox"/>            | Affidavit: Statement of inability to certify shoreline, pursuant to §8-27.3(d)               |
| <hr/>                               |  |
| Planning Director or its designee   | Date   |

| Public Projects less than \$125,000 |  |
|-------------------------------------|--|
| <input type="checkbox"/>            | Public Projects less than \$125,000 Declaration ((§8-27.8(c)(2)) |
| <hr/>                               |  |
| Planning Director or designee       | Date   |
| <input type="checkbox"/>            | Certified Shoreline Required                                     |
| <input type="checkbox"/>            | Certified Shoreline Not Required                                 |

Describe proposed structure(s), including but not limited to landscaping plan:

Single family beach cottage. It is a single structure appx 50ft wide on a 100 foot wide lot. There will no irrigation or new plantings within 40 ft of shoreline. There will be plantings that screen the two adjacent properties on the sides of house. There will be a 36 inch high wire fence on both side lot lines starting at 130 ft back from shoreline to street.

Written text addressing the above proposed structure addressing the compliance with §8-27.8(c)(2):

The proposed single family beach cottage and landscaping comply with 8-27.8. The house is actually set back an additional 32 ft from required shoreline setback. of 100ft for a total of 132 ft. There is no landscaping of fencing in the shoreline setback area.

1. Only the improvements shown on this map have been field located.
2. Map is based on monuments located in the field as shown on map.
3. Underground utilities, septic tanks, etc. were not field located except as noted.
4. The actual location, existence, size, depth, condition or capacity of any drainage systems, sub-surface water system, cesspool/septic tank system, sewer line, and utility lines to the property is not part of this map. The appropriate governmental and/or utility agencies should be contacted for this information.

The shoreline as delineated in red is hereby certified as the shoreline as of

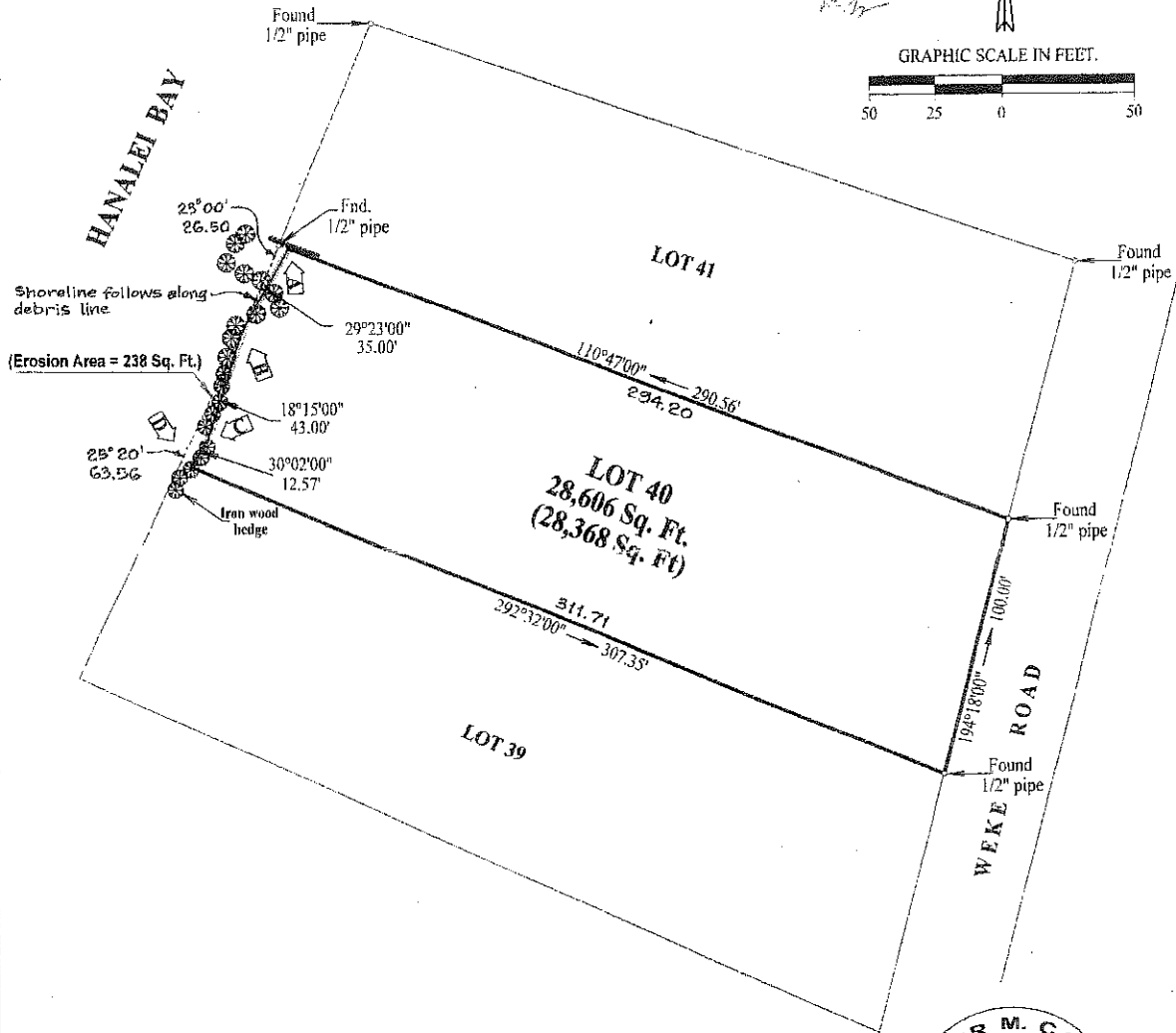
JUL - 1 2016

*Kipah Kaluhia*  
Chairperson, Board of Land and Natural Resources

TRUE NORTH  
SCALE: 1 INCH = 50 FEET.

GRAPHIC SCALE IN FEET.

50 25 0 50

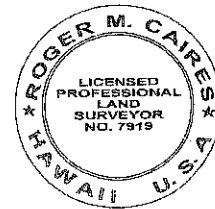


## SHORELINE MAP LOT 40

LAND COURT APPLICATION 1160, MAP 7  
HANAIEI, HALELEA, KAUA'I, HAWAII  
Tax Map Key: (4) 5-5-001: 026

Date of Field Survey: April 27, 2015

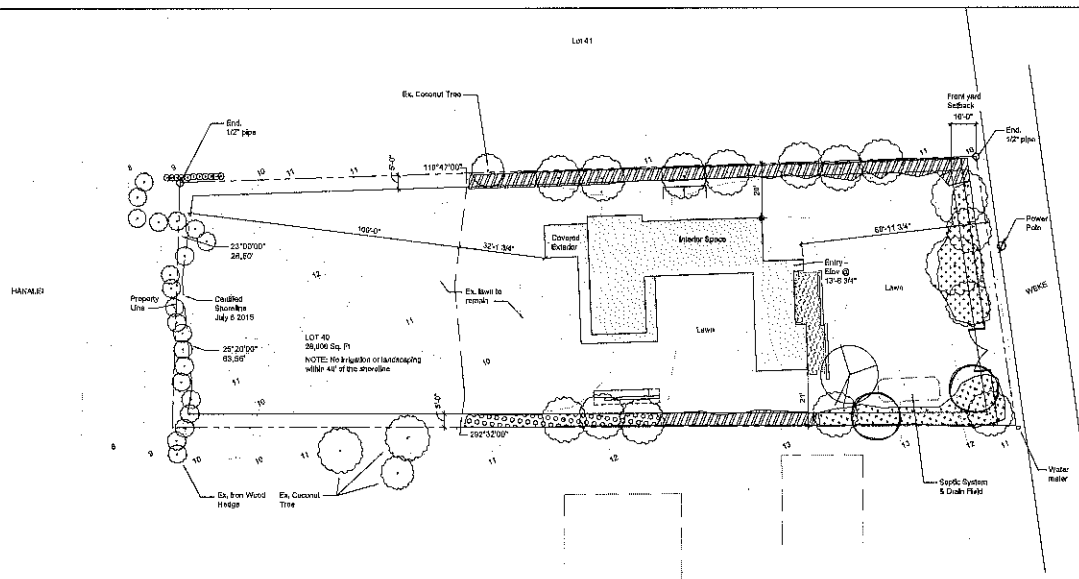
Owner: Carol Wilcox



THIS WORK WAS PREPARED BY ME  
OR UNDER MY DIRECT SUPERVISION.

*Roger M. Cairns*  
ROGER M. CAIRES  
Licensed Professional Land Surveyor  
Certificate Number 7919  
Expires 04/30/16

CLS - HAWAII  
Land Surveying & Mapping  
PO Box 777  
Kalaheo, Kauai, Hawaii 96741



# Preliminary Landscape Planting Plan Legend

| Symbol | Botanical Name              | Common Name | Symbol | Botanical Name     | Common Name    | Symbol | Botanical Name          | Common Name |
|--------|-----------------------------|-------------|--------|--------------------|----------------|--------|-------------------------|-------------|
|        | Proposed Trees:             |             |        | 3-4' Shrub:        |                |        | 10-12' Shrub:           |             |
|        | Alseodaphne mollis          | Kala        |        | Alseodaphne mollis | Red Ginger     |        | TBD                     |             |
|        | Thespesia populnea          | Milo        |        | Viburnum chinensis | Beach Viburnum |        | Height of Planting TBD: |             |
|        | Cordia alliodora            | Gallego     |        | Scaevola sp.       | Beach Nettle   |        | TBD                     |             |
|        | Existing tree to remain     |             |        | TBD                |                |        | 4' tall open area fence |             |
|        | Existing tree to be removed |             |        |                    |                |        |                         |             |

LUTSKO ASSOCIATES  
Landscape

1100 Kalahele Street  
Hanalei, HI 96721  
P: 808.826.1100 F: 808.826.1101

Consultant:

Owner:

Project Name:  
**Hodge Residence**

Hanalei, HI

Sheet Title:  
**Landscape Site Plan**

Revised: Date:  
Sharon O'Connell 11-02-15

Author: Date:

Scale: 1/8" = 1'-0"

Sheet: **L0.0**

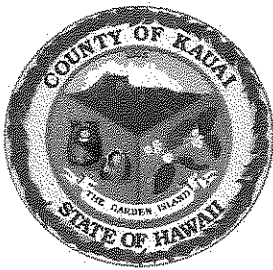
HANALEI BAY

JULY 2015 CERTIFIED SHORELINE



1/32" = 1'  
HANALEI RESIDENCE - SETBACK DIAGRAM  
OLSON KUNDIG ARCHITECTS  
21 JULY 2015





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| Planning Commission Date: | <u>11/24/15</u>          |
| Expiration Date:          | <u>11/24/18</u>          |
| Planner Assigned:         | <u>JG</u>                |

Instructions: File all information requested under Part A for processing the Determination of Applicability (§8-27.1), including signature page. Fill out Parts A and B if you know, due to proximity of the shoreline, that your parcel will require a Certified Shoreline Survey. If you are proposing a permitted structure or subdivision within the shoreline setback area fill in Part C. For applications involving a variance, complete Part D.

| Applicant Information                                |   |
|--|---|
| Applicant:   | WAIOLI SURF SHACK HOLDINGS, LLC c/o HONUA ENGINEERING, INC.   |
| Address:   | PO BOX 851<br>HANALEI, HI. 96714  |
| Phone:   | (808) 826-7256, EXT. 112  |
| Email:   | brian@honuaengineering.com  |
| Applicant's Status: (Check one)                      |   |
| <input type="checkbox"/> Owner of the Property       | (Holder of at least 75% of the equitable and legal title)   |
| <input type="checkbox"/> Lessee of the Property      | Lessee must have an <b>unexpired and recorded</b> lease of five (5) years or more from the date of filing of this application. If not, Owner(s) must provide a Letter of Authorization. |
| <input checked="" type="checkbox"/> Authorized Agent | Attach Letter of Authorization  |
| Transmittal Date: _____                              |   |

| Project Information (attach additional sheets, if necessary)                    |                              |
|---|------------------------------|
| County Zoning District:   | OPEN                         |
| Tax Map Key(s):   | (4) 5-5-05:27                |
| Land Area:  | <u>12,176</u> sq. ft.        |
| Nature of Development:<br>(Description of proposed<br>Structure or subdivision) | ONE SINGLE FAMILY RESIDENCE. |

**NO PERMITS WILL BE ISSUED WITHOUT PLANNING COMMISSION ACCEPTANCE,  
EXCEPT AS PROVIDED IN §8-27.8(c)(8)**

### Part A

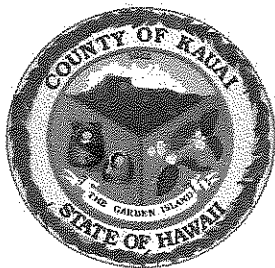
#### Shoreline Setback Determination of Applicability (§8-27.1)

Check all that apply, fill in applicable information. Any box checked must be accompanied by additional information, photos and/or documentation.

- ☐ Properties Abutting the Shoreline  
☐ Project's approximate distance from shoreline: \_\_\_\_\_
- ☒ Properties Not Abutting the Shoreline  
☒ Project's approximate distance from shoreline: > 400'
- ☒ Additional Information:  
☒ Closest distance of improvement(s) from Shoreline is approximately 405' ft.  
☒ Number of parcels and type of improvements (roads, buildings, structures) between Shoreline and this parcel:

|   |
|---|
| 3-PARCEL 12 & 22(WEKE ROAD) & WAIOLI PARK |
|---|





## PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

### FOR OFFICIAL USE ONLY:

SSD 201\_\_ - \_\_

|                           |  |
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| Determination Date:       |  |
| Planning Commission Date: |  |
| Expiration Date:          |  |
| Planner Assigned:         |  |

- ☒ Topography (undulating, flat, slope, etc.) and ground elevation of subject parcel (Lowest and Highest elevations)

FLAT - 10' TO 12' MSL

- ☒ Shoreline type (e.g. beach, dune, rocky, sandy with rocky outcropping, etc.)

SANDY BEACH

- ☐ Artificially armored Shoreline

☐ If checked, what type of armoring (e.g. seawall, revetment, bulkhead): \_\_\_\_\_

☐ Is the armoring permitted/authorized? \_\_\_\_\_

☐ Date of authorization (attach copy of authorization letter): \_\_\_\_\_

- ☐ Is property in coastal floodplain (if checked, what zone)? \_\_\_\_\_

- ☐ Has this property been subject to coastal hazards in the past? (If checked, please describe)

If the proposed structure or subdivision is within the shoreline setback area then, please be aware that if the determination of a structure is approved, the Applicant shall agree in writing that the Applicant, its successors, and permitted assigns shall defend, indemnify, and hold the County of Kaua'i harmless from and against any and all loss, liability, claim or demand arising out of damages to said structures from any coastal natural hazards and coastal erosion, pursuant to §8-27.7(b)(2).

The requirements of the Subsection (b) shall run with the land and shall be set forth in a unilateral agreement recorded by the applicant with the Bureau of Conveyances or the Land Court, whichever is applicable, no later than thirty (30) days after the date of final shoreline approval of the structure under §8-27.8. A copy of the recorded unilateral agreement shall be filed with the Director and the County Engineer no later than forty-five (45) days after the date of the final shoreline determination and approval of the structure and the filing of such with the Director shall be a prerequisite to the issuance of any related building permit. §8-27.7(b)(6).

### Applicant's Signature

B. Hammon  
Signature

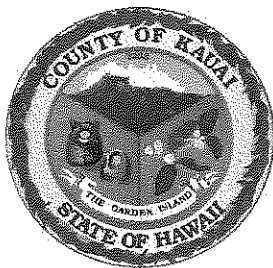
10/29/15  
Date

### Applicability (to be completed by Planning Department)

- ☒ Setback Determination necessary. Requirements of Ordinance No. 979 apply, submit full application.

[Signature]  
Planning Director or designee

11/13/15  
Date



## PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

If **Part A** has been deemed that a Determination will be necessary, the additional information will be required for submission of this application.

### **Part B**

#### **Exemption Determination**

- ☒ A non-refundable processing fee of **one hundred dollars (\$100.00)** shall accompany a request for determination. (§8-27.8(e))

☐ **Exemption 1**

In cases where the proposed structure or subdivision satisfies the following four criteria:

(A) In cases where the proposed structure or subdivision is located outside of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 'V' or 'VE' flood zones;

(B) The proposed structure or subdivision is located at an elevation which is thirty (30) feet above sea level or greater;

(C) The applicant can demonstrate to the satisfaction of the Planning Director that the property is clearly adjacent to a rocky shoreline and that it will not affect or be affected by coastal erosion or hazards; and

(D) The shoreline setback shall be sixty (60) feet from the certified shoreline which has been established not more than twelve (12) months from the date of the application for the exception under this section.

☒ **Exemption 2**

In cases where the applicant can demonstrate to the satisfaction of the Planning Director that the applicant's proposed structure or subdivision will not affect beach processes, impact public beach access, or be affected by or contribute to coastal erosion or hazards, excluding natural disasters. Factors to be considered shall include, but not be limited to, proximity to the shoreline, topography, properties between shoreline and applicant's property, elevation, and the history of coastal hazards in the area.

☐ **Exemption 3**

Those structures and uses found exempt in Table 3 (§8-27.7) (see pg. 5-6)

- ☐ Letter from the Department of Public Works stating that the proposed project does not constitute "Substantial Improvement," pursuant to §8-27.2

#### **Exemption Determination (to be completed by Planning Department)**

Pursuant to §8-27.3 the Kaua'i County Code, 1987 as amended, the Planning Department hereby certifies the proposed structure(s) or subdivision(s) as exempt from those shoreline setback determination required established under §8-27.8.

  
Planning Director or designee

11/13/15  
Date

HONUA ENGINEERING, INC.  
Ching Young Center Ste. C7  
P.O. Box 851, Hanalei, Kauai, Hawaii 96714  
PH: (808) 826-7256 Fax: (808) 826-7745

**Letter of Authorization  
by  
Property Owner**

I (We) the undersigned do hereby authorize Brian M. Hennessy, President of Honua Engineering, Inc. to act as our agent with the County of Kauai Planning Department regarding the following proposed action:

***Shoreline Setback Determination for:  
Waioli Surf Shack Holdings, LLC – C. Fred Taylor  
TMK: (4) 5-5-05:08, 09, 10, 11, 12, & 27***

Property Owner's:

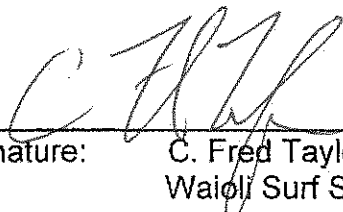
**Name:** WAIOLI SURF SHACK HOLDINGS, LLC

C. FRED TAYLOR

**Address:** 2 Witherspoon

Irvine, CA. 92604

Signature:

  
C. Fred Taylor

Date

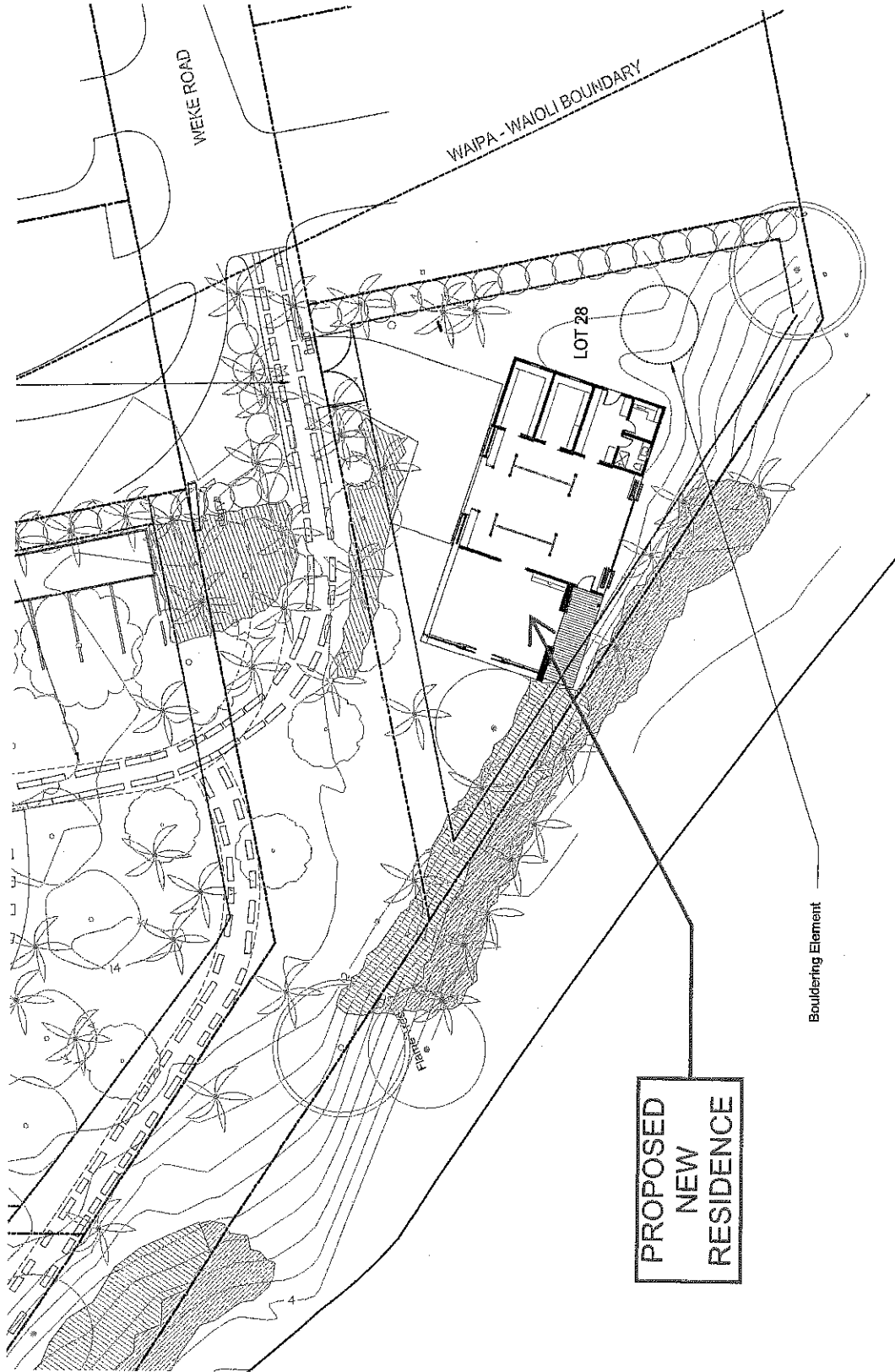
Waioli Surf Shack Holdings, LLC

10/1/15

Project No: 5246.4



Shoreline Setback Determination  
**Google Earth Exhibit**  
TMK 5-5-05:27



# Shoreline Setback Determination Site and Landscape Plan TMK 5-5-05:027

PROPOSED  
NEW  
RESIDENCE

Bouldering Element

Haia

*Plumeria obtusa* - Singapore Plumeria

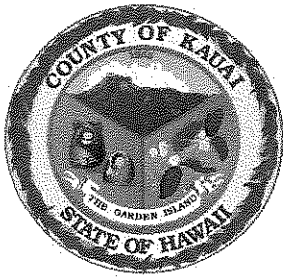
*Aleurites moluccanus* - kukui (and other existing species)

*Tournefortia argentea* - Beach Heliotrope

*Terminalia catappa* - False Kamani

*Cocos nucifera* - Coconut Palm

*Delonix regia* - Flame Tree



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| Planner Assigned:         | JL       |

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| Applicant Information                                |   |
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| Applicant:   | WAIOLI SURF SHACK HOLDINGS, LLC c/o HONU ENGINEERING, INC.  |
| Address:   | PO BOX 851<br>HANALEI, HI. 96714  |
| Phone:   | (808) 826-7256, EXT. 112  |
| Email:   | brian@honuaengineering.com  |
| Applicant's Status: (Check one)                      |   |
| <input type="checkbox"/> Owner of the Property       | (Holder of at least 75% of the equitable and legal title)   |
| <input type="checkbox"/> Lessee of the Property      | Lessee must have an <b>unexpired and recorded</b> lease of five (5) years or more from the date of filing of this application. If not, Owner(s) must provide a Letter of Authorization. |
| <input checked="" type="checkbox"/> Authorized Agent | Attach Letter of Authorization  |
| Transmittal Date: _____                              |   |

| Project Information (attach additional sheets, if necessary)                    |  |
|---|--|
| County Zoning District:   | OPEN   |
| Tax Map Key(s):   | (4) 5-5-05:08, 09, 10, 11, 12, & <del>13</del>   |
| Land Area:  | _____  |
| Nature of Development:<br>(Description of proposed<br>Structure of subdivision) | PARCEL 8 - REMODEL EXISTING RESIDENCE.<br>PARCEL 9, 10, 11, 12 - TWO SINGLE FAMILY RESIDENCES.<br>PARCEL 27 - ONE SINGLE FAMILY RESIDENCE. |

**NO PERMITS WILL BE ISSUED WITHOUT PLANNING COMMISSION ACCEPTANCE,  
EXCEPT AS PROVIDED IN §8-27.8(c)(8)**

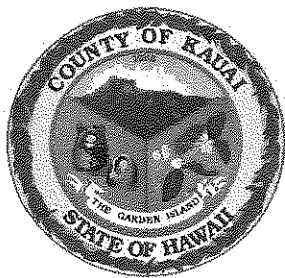
## Part A

### Shoreline Setback Determination of Applicability (§8-27.1)

Check all that apply, fill in applicable information. Any box checked must be accompanied by additional information, photos and/or documentation.

- ☒ Properties Abutting the Shoreline
- ☒ Project's approximate distance from shoreline: > 100' > 80' (PARCEL 8)
- ☒ Properties Not Abutting the Shoreline (PARCEL 27)
- ☒ Project's approximate distance from shoreline: > 400'
- ☒ Additional Information:
- ☒ Closest distance of improvement(s) from Shoreline is approximately \_\_\_\_\_ ft.
- ☒ Number of parcels and type of improvements (roads, buildings, structures) between Shoreline and this parcel: PARCEL 7

|  |
|--|
|  |
|--|



## PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

| FOR OFFICIAL USE ONLY:    |  |
|---------------------------|--|
| SSD 201__ - __            |  |
| Acceptance Date:          |  |
| Website Posting Date:     |  |
| Determination Date:       |  |
| Planning Commission Date: |  |
| Expiration Date:          |  |
| Planner Assigned:         |  |

- ☒ Topography (undulating, flat, slope, etc.) and ground elevation of subject parcel (Lowest and Highest elevations)

FLAT - 12' AT MAKAI SIDE TO 9' AT MAUKA SIDE OF LOTS.

- ☒ Shoreline type (e.g. beach, dune, rocky, sandy with rocky outcropping, etc.)

SANDY BEACH

- ☐ Artificially armored Shoreline
- ☐ If checked, what type of armoring (e.g. seawall, revetment, bulkhead): \_\_\_\_\_
- ☐ Is the armoring permitted/authorized? \_\_\_\_\_
- ☐ Date of authorization (attach copy of authorization letter): \_\_\_\_\_
- ☐ Is property in coastal floodplain (if checked, what zone)? \_\_\_\_\_
- ☐ Has this property been subject to coastal hazards in the past? (If checked, please describe)

If the proposed structure or subdivision is within the shoreline setback area then, please be aware that if the determination of a structure is approved, the Applicant shall agree in writing that the Applicant, its successors, and permitted assigns shall defend, indemnify, and hold the County of Kaua'i harmless from and against any and all loss, liability, claim or demand arising out of damages to said structures from any coastal natural hazards and coastal erosion, pursuant to §8-27.7(b)(2).

The requirements of the Subsection (b) shall run with the land and shall be set forth in a unilateral agreement recorded by the applicant with the Bureau of Conveyances or the Land Court, whichever is applicable, no later than thirty (30) days after the date of final shoreline approval of the structure under §8-27.8. A copy of the recorded unilateral agreement shall be filed with the Director and the County Engineer no later than forty-five (45) days after the date of the final shoreline determination and approval of the structure and the filing of such with the Director shall be a prerequisite to the issuance of any related building permit. §8-27.7(b)(6).

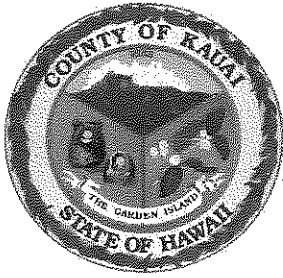
### Applicant's Signature

B. Hennessey  
Signature

10/8/15  
Date

| Applicability (to be completed by Planning Department) |  |
|--|--|
| <input checked="" type="checkbox"/>                    | Setback Determination necessary. Requirements of Ordinance No. 979 apply, submit full application. |
| <u>[Signature]</u>                                     | <u>11/13/15</u>  |
| Planning Director or designee                          | Date   |





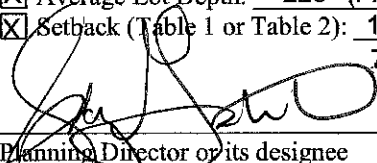
## PLANNING DEPARTMENT SHORELINE SETBACK DETERMINATION

### Part C

#### Shoreline Setback Determination (§8-27.8)

(This document is the request for a shoreline setback structure or subdivision determination form.)

Please complete this section if you are proposing a structure or subdivision within the Shoreline Setback Area that requires a certified shoreline, a determination of applicability (Part A & B) from the Planning Director shall first be obtained.

| Certified Shoreline  |   |
|--|---|
| <input checked="" type="checkbox"/> Certified Shoreline  | <u>Average Lot Depth Calcs.</u><br>Parcel 8-(114.5+243.5)/2=179'<br>Parcel 9-(207.8+254.0)/2=230.9'<br>Parcel 10-(254.0+306.5)/2=280.3'<br>Parcel 11(306.5+367.1)/2=336.8'<br>Parcel 12(367.1+348.1)/2=357.6' |
| <input checked="" type="checkbox"/> Survey   |   |
| <input checked="" type="checkbox"/> Average Lot Depth: > 220' (PARCELS 9,10,11, & 12)          | 179' (PARCEL 8)   |
| <input checked="" type="checkbox"/> Setback (Table 1 or Table 2): 100' (PARCELS 9,10,11, & 12) | 79.5' (PARCEL 8)  |
|              | 11/13/15  |
| Planning Director or its designee  | Date  |

| Public Projects less than \$125,000  |      |
|--|------|
| <input type="checkbox"/> Public Projects less than \$125,000 Declaration ((§8-27.8(c)(2))) |      |
| Planning Director or designee  | Date |
| <input type="checkbox"/> Certified Shoreline Required                                      |      |
| <input type="checkbox"/> Certified Shoreline Not Required                                  |      |

Describe proposed structure(s), including but not limited to landscaping plan:

Written text addressing the above proposed structure addressing the compliance with §8-27.8(c)(2):



HONUA ENGINEERING, INC.  
Ching Young Center Ste. C7  
P.O. Box 851, Hanalei, Kauai, Hawaii 96714  
PH: (808) 826-7256 Fax: (808) 826-7745

**Letter of Authorization  
by  
Property Owner**

I (We) the undersigned do hereby authorize Brian M. Hennessy, President of Honua Engineering, Inc. to act as our agent with the County of Kauai Planning Department regarding the following proposed action:

**Shoreline Setback Determination for:  
Waioli Surf Shack Holdings, LLC – C. Fred Taylor  
TMK: (4) 5-5-05:08, 09, 10, 11, 12, & 27**

Property Owner's:

**Name:** WAIOLI SURF SHACK HOLDINGS, LLC

C. FRED TAYLOR

**Address:** 2 Witherspoon

Irvine, CA. 92604

Signature:

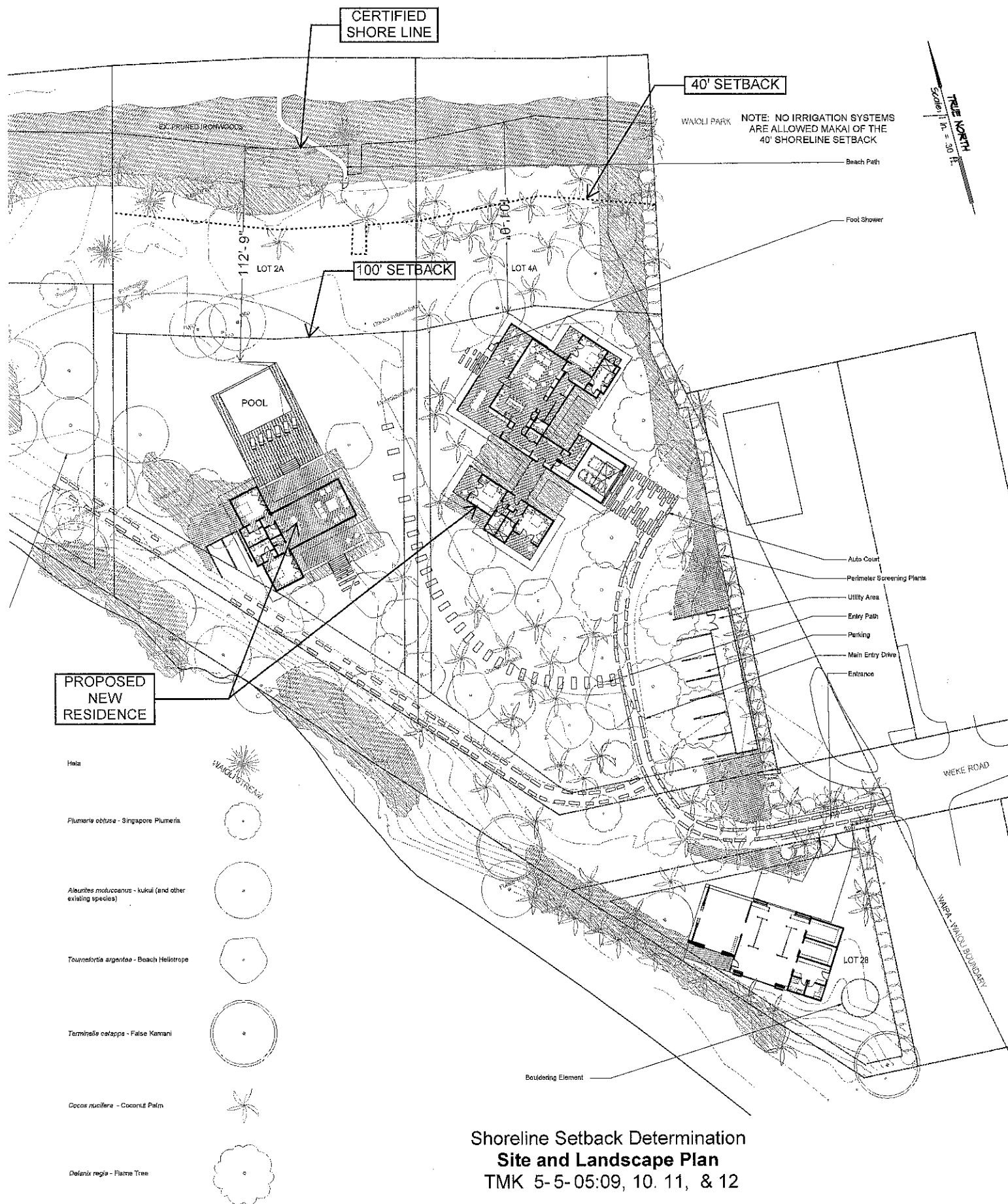
  
C. Fred Taylor

Waioli Surf Shack Holdings, LLC

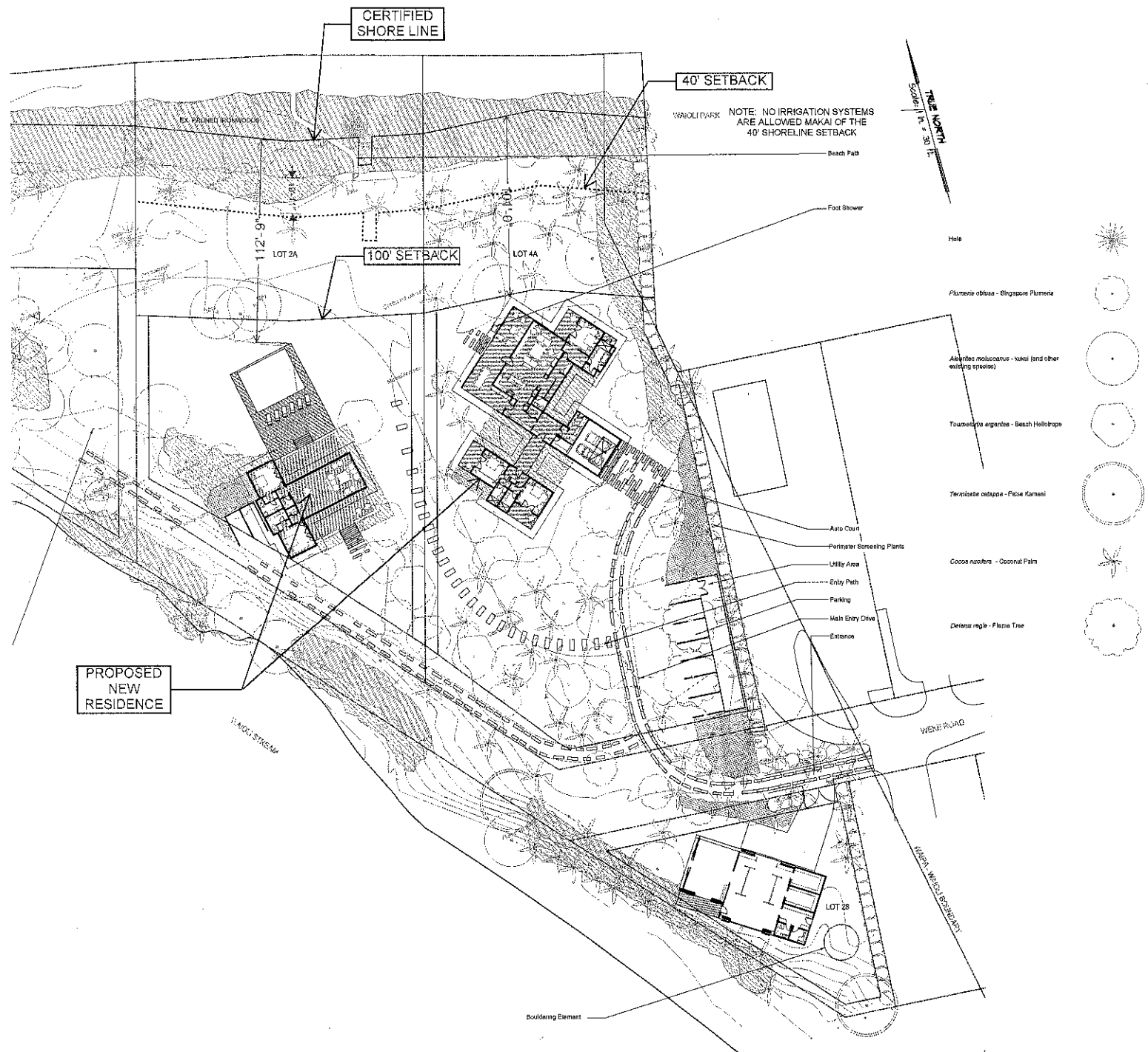
Date

10/1/15

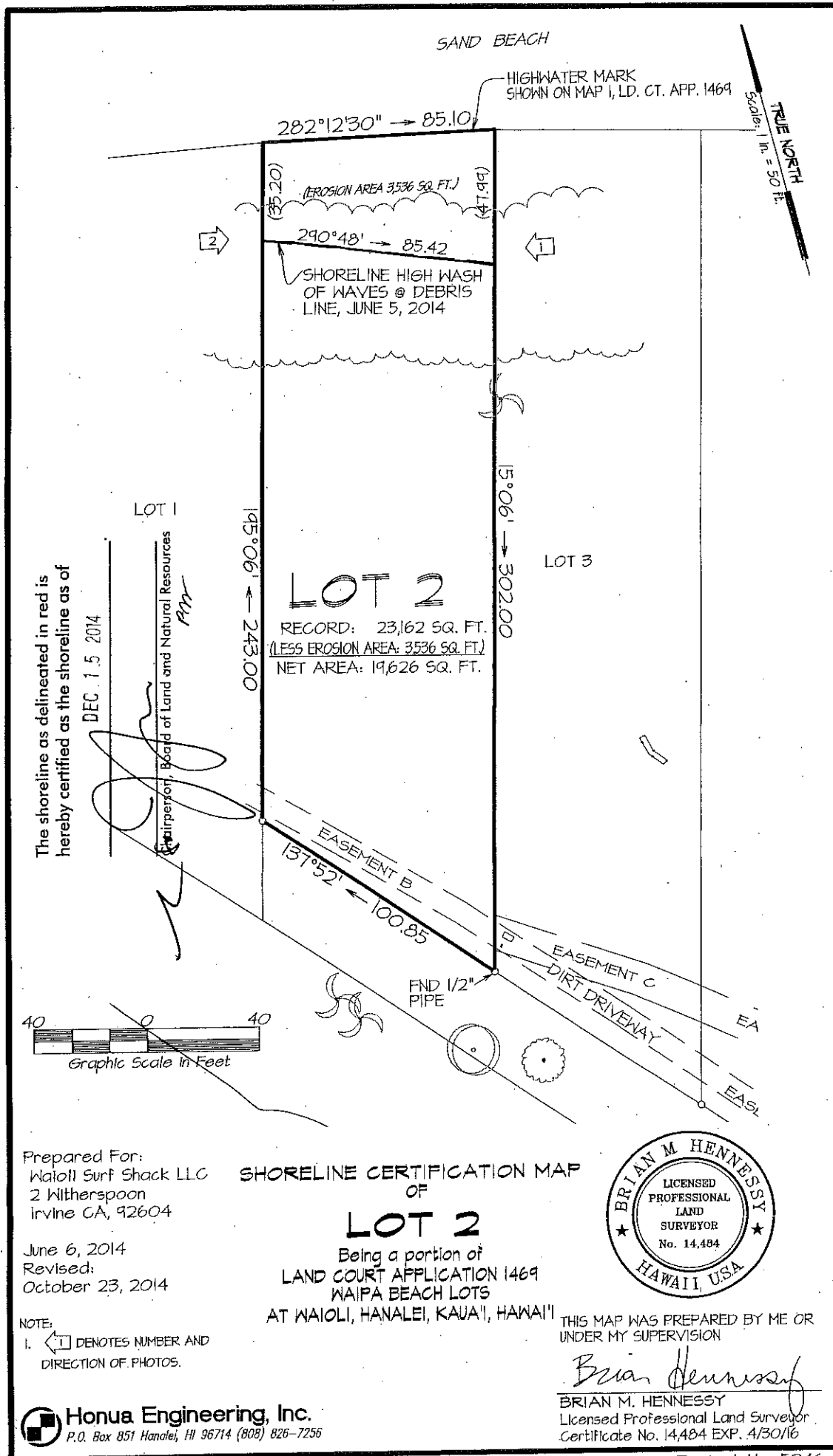
**Project No: 5246.4**



Shoreline Setback Determination  
**Site and Landscape Plan**  
 TMK 5-5-05:09, 10, 11, & 12



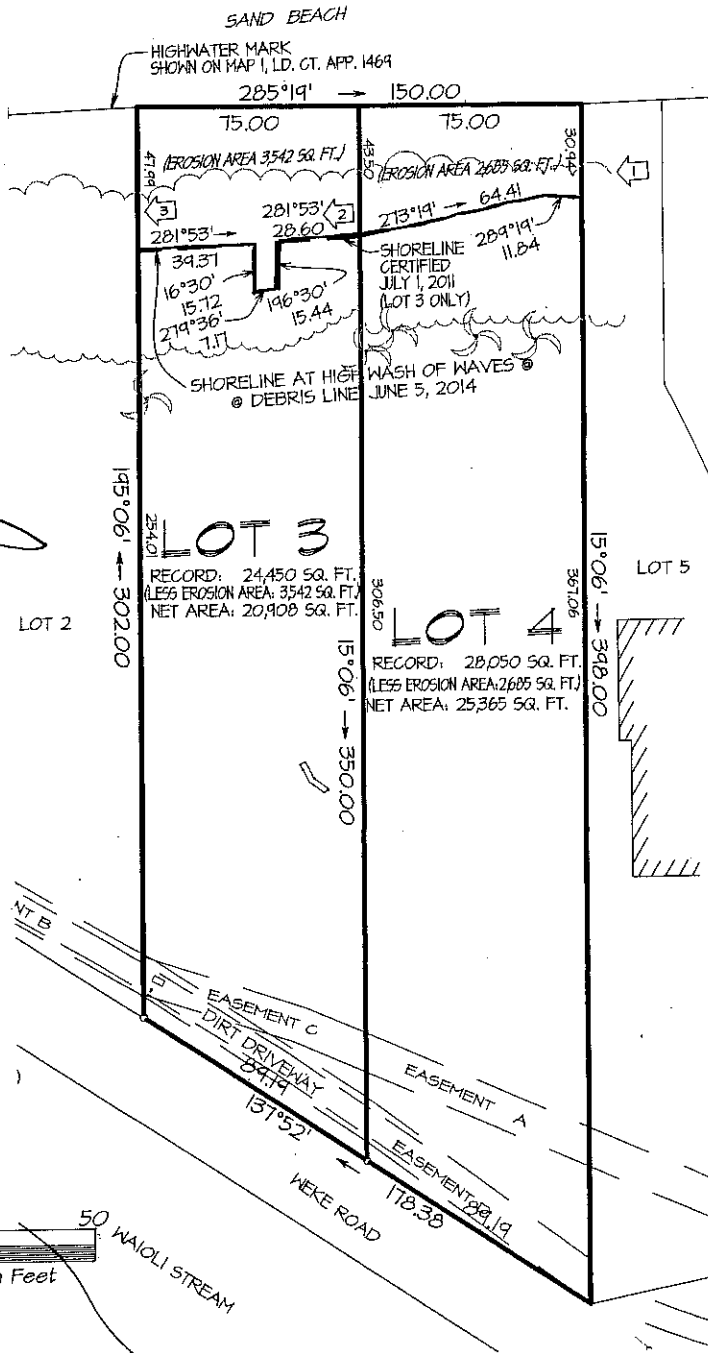
Shoreline Setback Determination  
**Site and Landscape Plan**  
 TMK 5-5-05:09, 10, 11, & 12



The shoreline as delineated in red is hereby certified as the shoreline as of

DEC 15 2014

Chairperson, Board of Land and Natural Resources



Prepared For:  
Waioli Surf Shack LLC  
2 Witherspoon  
Irvine CA, 92604

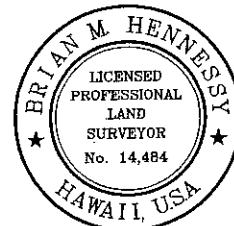
June 6, 2014  
Revised:  
October 23, 2014

NOTE:  
1. DENOTES NUMBER AND DIRECTION OF PHOTOS.

# SHORELINE CERTIFICATION MAP OF

## LOT 3 AND 4

Being a portion of  
LAND COURT APPLICATION 1469  
WAIPI BEACH LOTS  
AT WAIOLI, HANAIEI, KAUAI, HAWAII



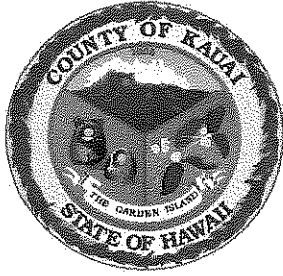
THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION

*Brian Hennessy*  
BRIAN M. HENNESSY  
Licensed Professional Land Surveyor  
Certificate No. 14,484 EXP. 4/30/16

Honua Engineering, Inc.  
P.O. Box 851 Hanalei, HI 96714 (808) 826-7256

Tax Map Key: (4) 5-5-05:10 & 11

Project No. 5246-3



## PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

| FOR OFFICIAL USE ONLY:       |                 |
|------------------------------|-----------------|
| SSD 201 <u>6</u> - <u>38</u> |                 |
| Acceptance Date:             | <u>11/13/15</u> |
| Website Posting Date:        | <u>11/16/15</u> |
| Determination Date:          | <u>11/13/15</u> |
| Planning Commission Date:    | <u>11/24/15</u> |
| Expiration Date:             | <u>11/24/18</u> |
| Planner Assigned:            | <u>JB</u>       |

Instructions: File all information requested under Part A for processing the Determination of Applicability (§8-27.1), including signature page. Fill out Parts A and B if you know, due to proximity of the shoreline, that your parcel will require a Certified Shoreline Survey. If you are proposing a permitted structure or subdivision within the shoreline setback area fill in Part C. For applications involving a variance, complete Part D.

| Applicant Information                                |   |
|--|---|
| Applicant:   | Thomas LaCour c/o Honua Engineering, Inc.   |
| Address:   | PO Box 851<br>Hanalei, HI. 96714  |
| Phone:   | (808) 826-7256  |
| Email:   | brian@honuaengineering.com  |
| Applicant's Status: (Check one)                      |   |
| <input type="checkbox"/> Owner of the Property       | (Holder of at least 75% of the equitable and legal title)   |
| <input type="checkbox"/> Lessee of the Property      | Lessee must have an <b>unexpired and recorded</b> lease of five (5) years or more from the date of filing of this application. If not, Owner(s) must provide a Letter of Authorization. |
| <input checked="" type="checkbox"/> Authorized Agent | Attach Letter of Authorization  |
| Transmittal Date: <u>Sept. 15, 2015</u>              |   |

| Project Information (attach additional sheets, if necessary)                    |                                |
|---|--------------------------------|
| County Zoning District:   | <u>R-4</u>                     |
| Tax Map Key(s):   | <u>(4) 5-4-08:56</u>           |
| Land Area:  | <u>17,030 sq.ft.</u>           |
| Nature of Development:<br>(Description of proposed<br>Structure of subdivision) | <u>SINGLE FAMILY RESIDENCE</u> |

**NO PERMITS WILL BE ISSUED WITHOUT PLANNING COMMISSION ACCEPTANCE,  
EXCEPT AS PROVIDED IN §8-27.8(c)(8)**

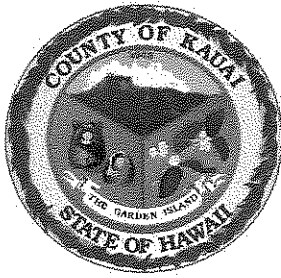
### Part A

#### Shoreline Setback Determination of Applicability (§8-27.1)

Check all that apply, fill in applicable information. Any box checked must be accompanied by additional information, photos and/or documentation.

- ☐ Properties Abutting the Shoreline  
☐ Project's approximate distance from shoreline: \_\_\_\_\_
- ☒ Properties Not Abutting the Shoreline  
☒ Project's approximate distance from shoreline: 125' +
- ☒ Additional Information:  
☒ Closest distance of improvement(s) from Shoreline is approximately 125 ft. (adjacent residence)  
☒ Number of parcels and type of improvements (roads, buildings, structures) between Shoreline and this parcel:

(1) PROPERTY, NO IMPROVEMENTS BETWEEN PROJECT & SHORELINE



## PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

| FOR OFFICIAL USE ONLY:    |   |
|---------------------------|---|
| SSD 201                   | - |
| Acceptance Date:          |   |
| Website Posting Date:     |   |
| Determination Date:       |   |
| Planning Commission Date: |   |
| Expiration Date:          |   |
| Planner Assigned:         |   |

- ☒ Topography (undulating, flat, slope, etc.) and ground elevation of subject parcel (Lowest and Highest elevations)

OCEAN FRONT BLUFF ELEVATION 145' TO 160'

- ☒ Shoreline type (e.g. beach, dune, rocky, sandy with rocky outcropping, etc.)

ROCKY SHORE

- ☐ Artificially armored Shoreline
- ☐ If checked, what type of armoring (e.g. seawall, revetment, bulkhead): \_\_\_\_\_
- ☐ Is the armoring permitted/authorized? \_\_\_\_\_
- ☐ Date of authorization (attach copy of authorization letter): \_\_\_\_\_
- ☐ Is property in coastal floodplain (if checked, what zone)? \_\_\_\_\_
- ☐ Has this property been subject to coastal hazards in the past? (If checked, please describe)

If the proposed structure or subdivision is within the shoreline setback area then, please be aware that if the determination of a structure is approved, the Applicant shall agree in writing that the Applicant, its successors, and permitted assigns shall defend, indemnify, and hold the County of Kaua'i harmless from and against any and all loss, liability, claim or demand arising out of damages to said structures from any coastal natural hazards and coastal erosion, pursuant to §8-27.7(b)(2).

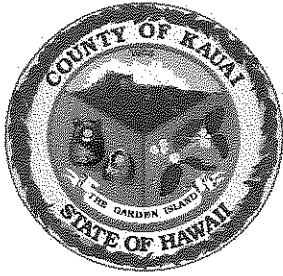
The requirements of the Subsection (b) shall run with the land and shall be set forth in a unilateral agreement recorded by the applicant with the Bureau of Conveyances or the Land Court, whichever is applicable, no later than thirty (30) days after the date of final shoreline approval of the structure under §8-27.8. A copy of the recorded unilateral agreement shall be filed with the Director and the County Engineer no later than forty-five (45) days after the date of the final shoreline determination and approval of the structure and the filing of such with the Director shall be a prerequisite to the issuance of any related building permit. §8-27.7(b)(6).

### Applicant's Signature

B. Hennessey  
Signature

9/15/15  
Date

| Applicability (to be completed by Planning Department) |  |
|--|--|
| <input checked="" type="checkbox"/>                    | Setback Determination necessary. Requirements of Ordinance No. 979 apply, submit full application. |
| <u>[Signature]</u>                                     | <u>11/13/15</u>  |
| Planning Director or designee                          | Date   |



## PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

If **Part A** has been deemed that a Determination will be necessary, the additional information will be required for submission of this application.

### **Part B**

#### **Exemption Determination**

- ☒ A non-refundable processing fee of **one hundred dollars (\$100.00)** shall accompany a request for determination. (§8-27.8(e))

☐ **Exemption 1**

In cases where the proposed structure or subdivision satisfies the following four criteria:

(A) In cases where the proposed structure or subdivision is located outside of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 'V' or 'VE' flood zones;

(B) The proposed structure or subdivision is located at an elevation which is thirty (30) feet above sea level or greater;

(C) The applicant can demonstrate to the satisfaction of the Planning Director that the property is clearly adjacent to a rocky shoreline and that it will not affect or be affected by coastal erosion or hazards; and

(D) The shoreline setback shall be sixty (60) feet from the certified shoreline which has been established not more than twelve (12) months from the date of the application for the exception under this section.

☒ **Exemption 2**

In cases where the applicant can demonstrate to the satisfaction of the Planning Director that the applicant's proposed structure or subdivision will not affect beach processes, impact public beach access, or be affected by or contribute to coastal erosion or hazards, excluding natural disasters. Factors to be considered shall include, but not be limited to, proximity to the shoreline, topography, properties between shoreline and applicant's property, elevation, and the history of coastal hazards in the area.

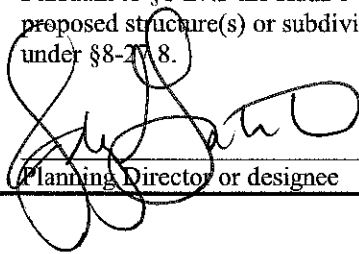
☐ **Exemption 3**

Those structures and uses found exempt in Table 3 (§8-27.7) (see pg. 5-6)

- ☐ Letter from the Department of Public Works stating that the proposed project does not constitute "Substantial Improvement," pursuant to §8-27.2

#### **Exemption Determination (to be completed by Planning Department)**

Pursuant to §8-27.3 the Kaua'i County Code, 1987 as amended, the Planning Department hereby certifies the proposed structure(s) or subdivision(s) as exempt from those shoreline setback determination required established under §8-27.8.

  
Planning Director or designee

11/13/15

Date



September 3, 2015

County of Kauai  
Planning Department  
Lihue, Kauai, Hawaii 96766

Subject: ***Shoreline Setback Determination for Lot 39, Princeville at Hawaii***  
***TMK: 5-4-08:056***

To Whom It May Concern:

This is to inform you that the undersigned has authorized Brian Hennessy of Honua Engineering to act as my agent to submit and provide consultation on the subject action.

Name: Thomas LaCour

P.O. Box 463 Hanalei  
HI

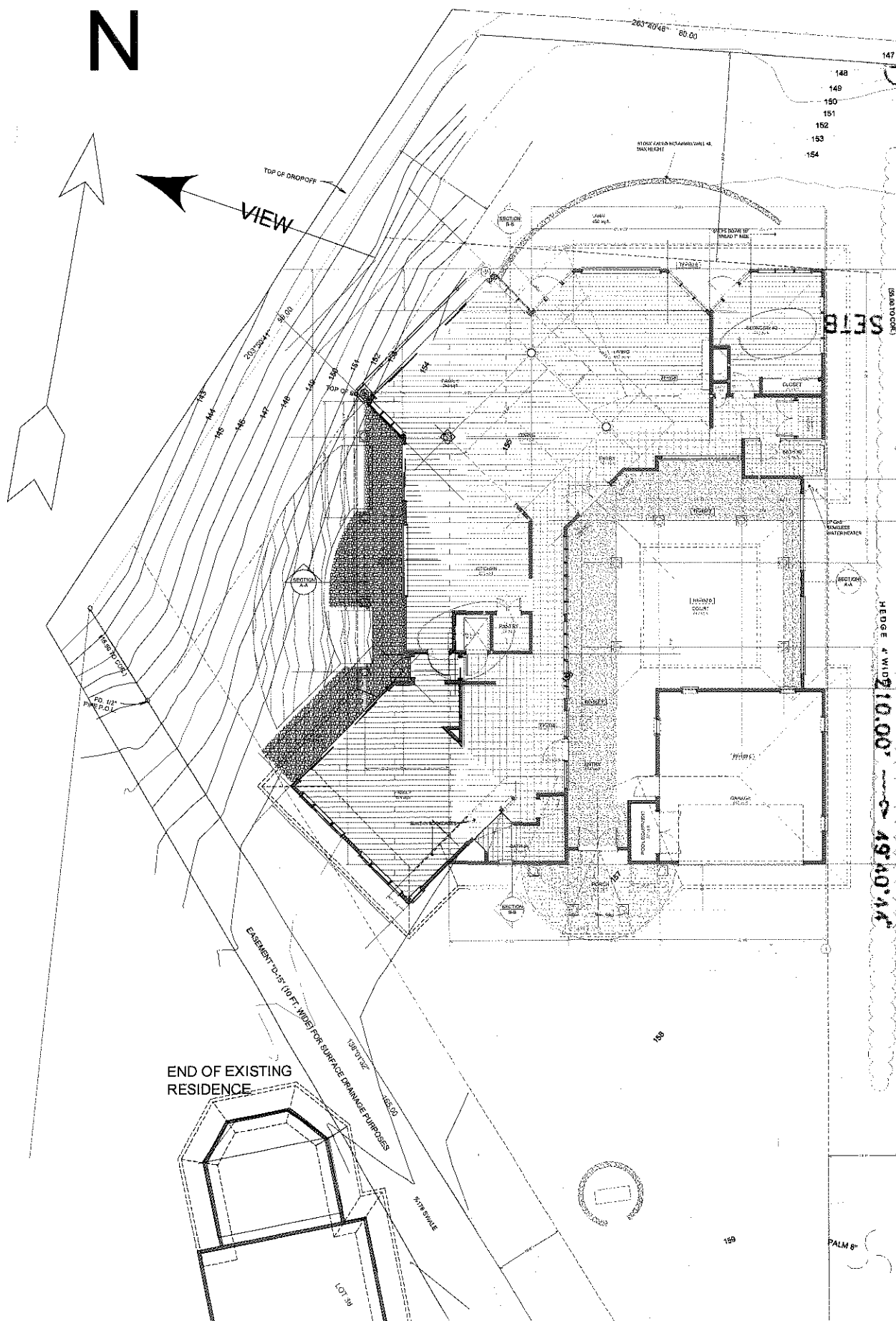
  
\_\_\_\_\_  
Signature

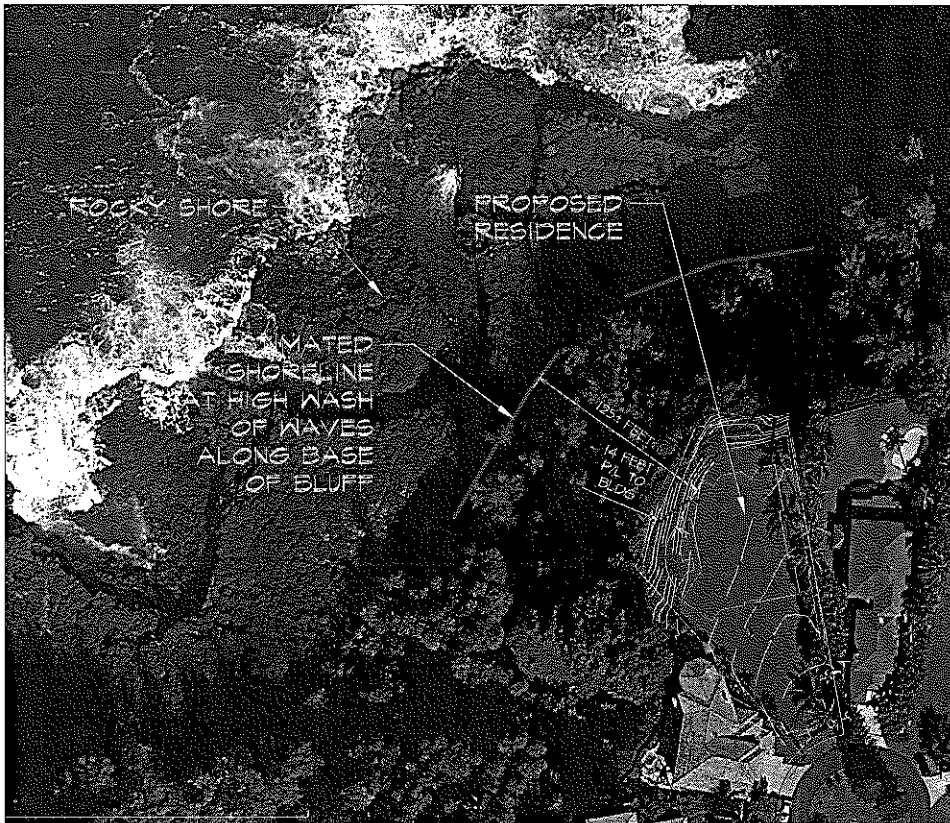
Phone: 826-6946

50

DTAL 2,182 66 %

196





TRUE NORTH  
Scale: 1 INCH = 60 FEET

SHORELINE SETBACK EXHIBIT

**LOT 39**

PRINCEVILLE AT HANAIEI, UNIT 3

at Princeville, Hanalei, Kauai, Hawaii

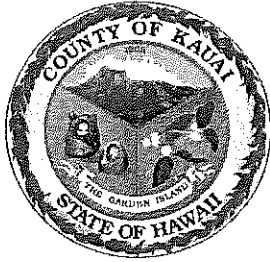
TMK 5-4-08:56

0 60 120  
Graphic Scale in Feet

 **Honua Engineering, Inc.**  
P.O. Box 851 Hanalei, HI 96714 (808) 826-7256

**SHORELINE EXHIBIT**

SCALE: 1"=60'



## PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

| FOR OFFICIAL USE ONLY:       |                 |
|------------------------------|-----------------|
| SSD 201 <u>6</u> - <u>39</u> |                 |
| Acceptance Date:             | <u>11/13/15</u> |
| Website Posting Date:        | <u>11/16/15</u> |
| Determination Date:          | <u>11/13/15</u> |
| Planning Commission Date:    | <u>11/24/15</u> |
| Expiration Date:             | <u>11/24/16</u> |
| Planner Assigned:            | <u>JL</u>       |

Instructions: File all information requested under Part A for processing the Determination of Applicability (§8-27.1), including signature page. Fill out Parts A and B if you know, due to proximity of the shoreline, that your parcel will require a Certified Shoreline Survey. If you are proposing a permitted structure or subdivision within the shoreline setback area fill in Part C. For applications involving a variance, complete Part D.

| Applicant Information  |   |
|--|---|
| Applicant: <u>DANIEL MORAN</u>   |   |
| Mailing Address: <u>1121 NUUANU AVE #205</u><br><u>HONOLULU, HI. 96817</u> | Phone: <u>808 375 6887</u><br>Email: <u>dmoran@hawaii.rr.com</u>  |
| Applicant's Status: (Check one)  |   |
| <input checked="" type="checkbox"/> Owner of the Property                  | (Holder of at least 75% of the equitable and legal title)   |
| <input type="checkbox"/> Lessee of the Property                            | Lessee must have an <b>unexpired and recorded</b> lease of five (5) years or more from the date of filing of this application. If not, Owner(s) must provide a Letter of Authorization. |
| <input type="checkbox"/> Authorized Agent                                  | Attach Letter of Authorization  |
| Transmittal Date: _____  |   |

| Project Information (attach additional sheets, if necessary)                 |  |
|--|--|
| County Zoning District: <u>B-4</u>   | Tax Map Key(s): <u>S.S. 10131</u>                  |
|  | Land Area: <u>.1683 ACRES</u><br><u>(7.731 SF)</u> |
| Nature of Development:<br>(Description of proposed structure or subdivision) | <u>ADD 3' x 30' TO AN</u><br><u>EXISTING DECK</u>  |

**NO PERMITS WILL BE ISSUED WITHOUT PLANNING COMMISSION ACCEPTANCE,  
EXCEPT AS PROVIDED IN §8-27.8(c)(8)**

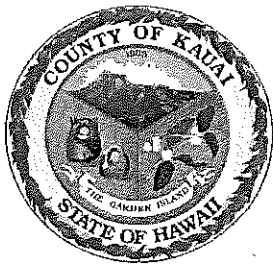
### Part A

#### Shoreline Setback Determination of Applicability (§8-27.1)

Check all that apply, fill in applicable information. Any box checked must be accompanied by additional information, photos and/or documentation.

- ☐ Properties Abutting the Shoreline  
    ☐ Project's approximate distance from shoreline: \_\_\_\_\_
- ☒ Properties Not Abutting the Shoreline  
    ☐ Project's approximate distance from shoreline: 245' 433
- ☒ Additional Information: 448
- ☒ Closest distance of improvement(s) from Shoreline is approximately 245 ft.
- ☐ Number of parcels and type of improvements (roads, buildings, structures) between Shoreline and this parcel:

|  |
|--|
|  |
|--|



## PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

| FOR OFFICIAL USE ONLY:    |  |
|---------------------------|--|
| SSD 201__ - __            |  |
| Acceptance Date:          |  |
| Website Posting Date:     |  |
| Determination Date:       |  |
| Planning Commission Date: |  |
| Expiration Date:          |  |
| Planner Assigned:         |  |

- ☒ Topography (undulating, flat, slope, etc.) and ground elevation of subject parcel (Lowest and Highest elevations)

FLAT

- ☒ Shoreline type (e.g. beach, dune, rocky, sandy with rocky outcropping, etc.)

BEACH

- ☐ Artificially armored Shoreline

☐ If checked, what type of armoring (e.g. seawall, revetment, bulkhead): \_\_\_\_\_

☐ Is the armoring permitted/authorized? \_\_\_\_\_

☐ Date of authorization (attach copy of authorization letter): \_\_\_\_\_

- ☒ Is property in coastal floodplain (if checked, what zone)? AE : 12

☐ Has this property been subject to coastal hazards in the past? (If checked, please describe)

NO

If the proposed structure or subdivision is within the shoreline setback area then, please be aware that if the determination of a structure is approved, the Applicant shall agree in writing that the Applicant, its successors, and permitted assigns shall defend, indemnify, and hold the County of Kaua'i harmless from and against any and all loss, liability, claim or demand arising out of damages to said structures from any coastal natural hazards and coastal erosion, pursuant to §8-27.7(b)(2).

The requirements of the Subsection (b) shall run with the land and shall be set forth in a unilateral agreement recorded by the applicant with the Bureau of Conveyances or the Land Court, whichever is applicable, no later than thirty (30) days after the date of final shoreline approval of the structure under §8-27.8. A copy of the recorded unilateral agreement shall be filed with the Director and the County Engineer no later than forty-five (45) days after the date of the final shoreline determination and approval of the structure and the filing of such with the Director shall be a prerequisite to the issuance of any related building permit. §8-27.7(b)(6).

Applicant's Signature

Signature

Date

10.27.15

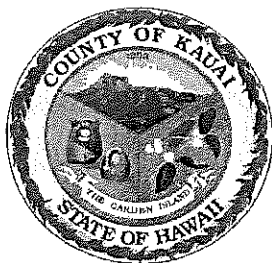
Applicability (to be completed by Planning Department)

☒ Setback Determination necessary. Requirements of Ordinance No. 979 are applicable.

Planning Director or designee

Date

11/13/15



## PLANNING DEPARTMENT SHORELINE SETBACK DETERMINATION

If **Part A** has been deemed that a Determination will be necessary, the additional information will be required for submission of this application.

### **Part B**

#### **Exemption Determination**

☐ A non-refundable processing fee of **one hundred dollars (\$100.00)** shall accompany a request for determination. (§8-27.8(e))

☐ **Exemption 1**

In cases where the proposed structure or subdivision satisfies the following four criteria:

(A) In cases where the proposed structure or subdivision is located outside of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 'V' or 'VE' flood zones;

(B) The proposed structure or subdivision is located at an elevation which is thirty (30) feet above sea level or greater;

(C) The applicant can demonstrate to the satisfaction of the Planning Director that the property is clearly adjacent to a rocky shoreline and that it will not affect or be affected by coastal erosion or hazards; and

(D) The shoreline setback shall be sixty (60) feet from the certified shoreline which has been established not more than twelve (12) months from the date of the application for the exception under this section.



**Exemption 2**

In cases where the applicant can demonstrate to the satisfaction of the Planning Director that the applicant's proposed structure or subdivision will not affect beach processes, impact public beach access, or be affected by or contribute to coastal erosion or hazards, excluding natural disasters. Factors to be considered shall include, but not be limited to, proximity to the shoreline, topography, properties between shoreline and applicant's property, elevation, and the history of coastal hazards in the area.

☐ **Exemption 3**

Those structures and uses found exempt in Table 3 (§8-27.7) (see pg. 5-6)

☐ Letter from the Department of Public Works stating that the proposed project does not constitute "Substantial Improvement," pursuant to §8-27.2

#### **Exemption Determination (to be completed by Planning Department)**

Pursuant to §8-27.3 the Kaua'i County Code, 1987 as amended, the Planning Department hereby certifies the proposed structure(s) or subdivision(s) as exempt from those shoreline setback determination requirements established under §8-27.8.

\_\_\_\_\_  
Planning Director or designee

\_\_\_\_\_  
Date

11/13/15

**PROJECT INFORMATION**

**OWNERS**  
MORAN HAWAII, LLC  
C/O DANIEL MORAN  
131 KUKUNA AVENUE  
HONOLULU, HAWAII 96817  
PHONE: 1-808-375-6887  
EMAIL: DMORAN@HAWAII.COM

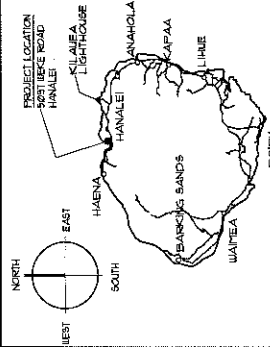
**PROJECT DESCRIPTION:**  
REBUILD AN EXISTING WOOD DECK ADJACENT 3 FT. x 10 FT. (81 SF)

**EXISTING BUILDING:**  
TRK 4-5-5-010-031  
LOT AREA: 1331 SF ( 3.08 ACRES)  
ZONING: SINGLE FAMILY RESIDENTIAL

**FLOOR AREAS:**  
UPPER FLOOR: 1708 SF  
LOWER FLOOR: 1708 SF  
ENCLOSED TOTAL: 3416 SF  
GARAGE: 433 SF  
DECK: 448 SF

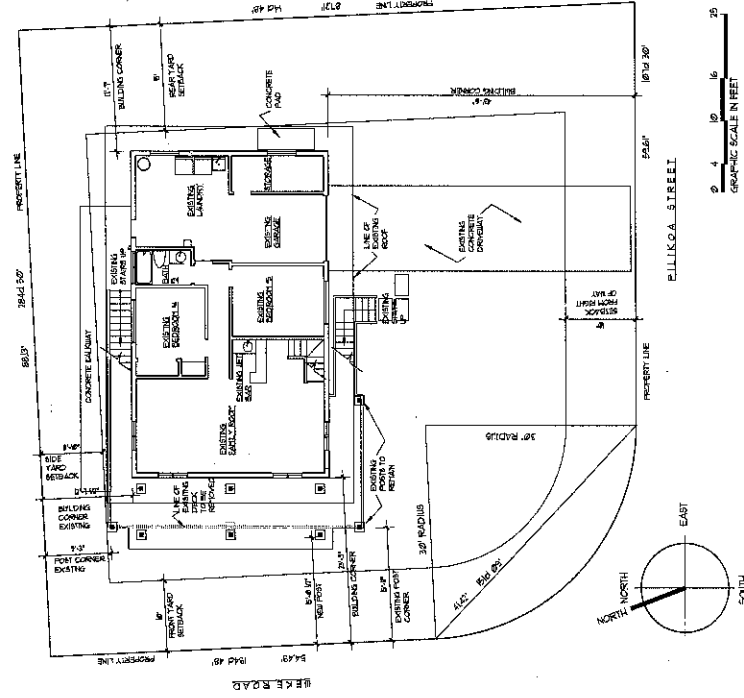
**GENERAL NOTES**

1. WORK BY ANY TRADE SHALL BE OF THE HIGHEST STANDARD AND ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL NECESSARY PERMITS AND INSURANCE REQUIREMENTS WITH THE OWNER OR ARCHITECT PRIOR TO STARTING WORK.
4. ALL NEW WORK SHALL CONFORM WITH THE CURRENT CODES OF THE COUNTY OF HAWAII.
5. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE APPROPRIATE PROTECTION FOR ALL EXISTING UTILITIES AND STRUCTURES.
6. THE CONTRACTOR IS RESPONSIBLE TO DISPOSE OF RUBBISH AND DEBRIS IN ACCORDANCE WITH KAUAI COUNTY REGULATIONS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE REQUIREMENTS WITH THE OWNER OR ARCHITECT PRIOR TO STARTING WORK.
8. AUTOMATIC WATERING DEVICES OR FIRE SPRINKLERS ARE NOT A PART OF THIS APPLICATION. THE CONTRACTOR SHALL CLEAN THE PROJECT PRIOR TO TURNING OVER TO THE OWNER. THE SITE IS TO BE CLEANED OF ALL CONSTRUCTION DEBRIS.

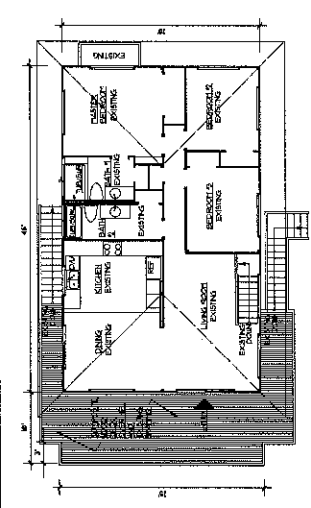


**LOCATION MAP**

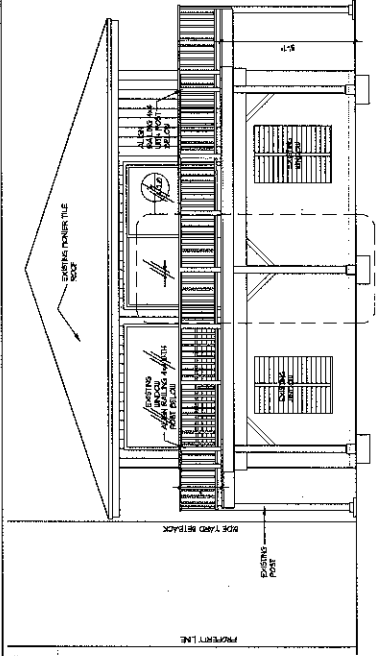
**INDEX OF DRAWINGS**  
A-1.0 PROJECT INFORMATION / OVERALL SITE PLAN / FLOOR PLANS / ELEVATIONS  
A-2.0 PARTIAL FLOOR PLANS / DETAILS / SECTIONS



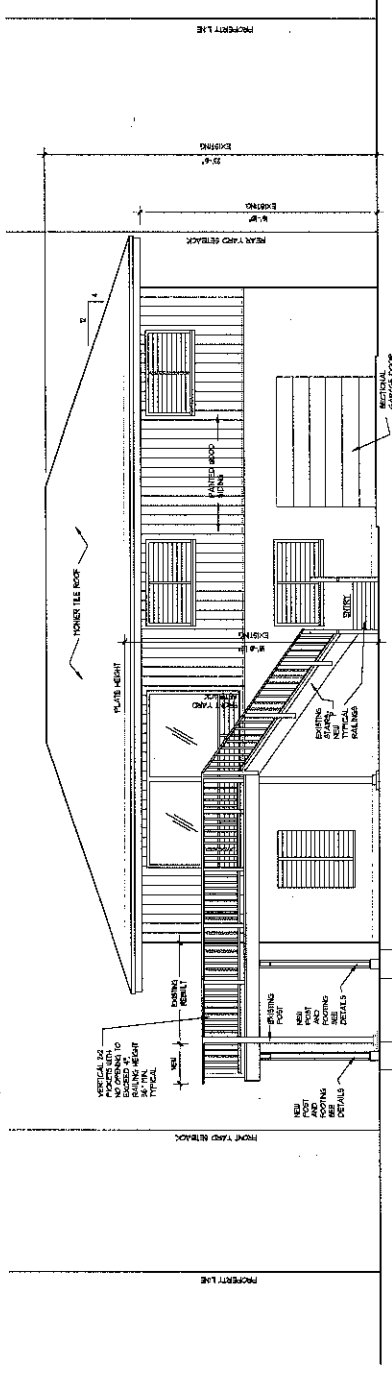
**SITE PLAN / FIRST FLOOR PLAN** SCALE: 1/8"=1'-0"



**SECOND FLOOR PLAN** SCALE: 1/8"=1'-0"



**WEST (WEKE ROAD) ELEVATION** SCALE: 1/8"=1'-0"



**SOUTH ELEVATION FROM PILIKOA STREET (NORTH ELEVATION SIMILAR)** SCALE: 1/8"=1'-0"

Pictometry Online 1.11.4

Welcome Jody Gallinato | Coverage | Logout

Workarea: TMK PARCELS 455010031
Preferences | Feedback | Help

**Workspace**

Workspace (Author)

Annotations

Bookmarks

Layers

- ☒ ADDRESS POINTS
- ☐ BUILDING OUTLINES
- ☐ COMMON PLACE NAME
- ☐ Kauai Tax Parcels
- ☐ MILEPOSTS
- ☐ PHOTOGRAPHY

**Properties**

| Name | Value |
|------|-------|
|      |       |

**Selections**

Distance: 408.19 Feet

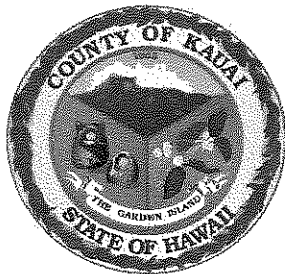
Distance: 408.19 Feet

bing Hanalei

© 2010 NAVTEQ © AND © 2011

Date: 10/24/2012 | Level: Neighborhood | Scale: 50%





## PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

| FOR OFFICIAL USE ONLY:    |          |
|---------------------------|----------|
| SSD 2016 - 40             |          |
| Acceptance Date:          | 11/13/15 |
| Website Posting Date:     | 11/16/15 |
| Determination Date:       | 11/13/15 |
| Planning Commission Date: | NA       |
| Expiration Date:          | 11/13/16 |
| Planner Assigned:         | JL       |

Instructions: File all information requested under Part A for processing the Determination of Applicability (§8-27.1), including signature page. Fill out Parts A and B if you know, due to proximity of the shoreline, that your parcel will require a Certified Shoreline Survey. If you are proposing a permitted structure or subdivision within the shoreline setback area fill in Part C. For applications involving a variance, complete Part D.

| Applicant Information                                |   |
|--|---|
| Applicant:   | The Beach House, Inc. - c/o Honua Engineering, Inc.   |
| Address:   | PO Box 851<br>Hanalei, HI. 96714  |
| Phone:   | (808) 826-7256  |
| Email:   | brian@honuaengineering.com  |
| Applicant's Status: (Check one)                      |   |
| <input type="checkbox"/> Owner of the Property       | (Holder of at least 75% of the equitable and legal title)   |
| <input type="checkbox"/> Lessee of the Property      | Lessee must have an <b>unexpired and recorded</b> lease of five (5) years or more from the date of filing of this application. If not, Owner(s) must provide a Letter of Authorization. |
| <input checked="" type="checkbox"/> Authorized Agent | Attach Letter of Authorization  |
| Transmittal Date: SEPT. 14, 2015                     |   |

| Project Information (attach additional sheets, if necessary)                    |  |
|---|--|
| County Zoning District:   | CN   |
| Tax Map Key(s):   | (4) 2-6-05:11  |
| Land Area:  | 34,900 SQ. FT.   |
| Nature of Development:<br>(Description of proposed<br>Structure of subdivision) | UPGRADE EXISTING GREASE TRAP WITH LARGER UNIT THAT WILL REPLACE<br>THE CURRENT ONE IN USE. |

**NO PERMITS WILL BE ISSUED WITHOUT PLANNING COMMISSION ACCEPTANCE,  
EXCEPT AS PROVIDED IN §8-27.8(c)(8)**

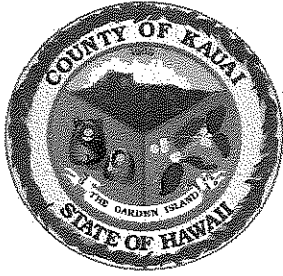
### Part A

#### Shoreline Setback Determination of Applicability (§8-27.1)

Check all that apply, fill in applicable information. Any box checked must be accompanied by additional information, photos and/or documentation.

- ☒ Properties Abutting the Shoreline  
☒ Project's approximate distance from shoreline: 140' ±
- ☐ Properties Not Abutting the Shoreline  
☐ Project's approximate distance from shoreline: \_\_\_\_\_
- ☒ Additional Information:  
☒ Closest distance of improvement(s) from Shoreline is approximately 130 ft.  
☒ Number of parcels and type of improvements (roads, buildings, structures) between Shoreline and this parcel:

SHOREFRONT PROPERTY



## PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

### FOR OFFICIAL USE ONLY:

SSD 201\_\_ - \_\_

Acceptance Date:

Website Posting Date:

Determination Date:

Planning Commission Date:

Expiration Date:

Planner Assigned:

- ☒ Topography (undulating, flat, slope, etc.) and ground elevation of subject parcel (Lowest and Highest elevations)

SLOPED BLUFF ELEVATION 8' - 11' MSL

- ☒ Shoreline type (e.g. beach, dune, rocky, sandy with rocky outcropping, etc.)

ROCKY

- ☒ Artificially armored Shoreline

☒ If checked, what type of armoring (e.g. seawall, revetment, bulkhead): CRM WALL

☐ Is the armoring permitted/authorized? UNKNOWN

☐ Date of authorization (attach copy of authorization letter): \_\_\_\_\_

- ☒ Is property in coastal floodplain (if checked, what zone)? AE 10

- ☒ Has this property been subject to coastal hazards in the past? (If checked, please describe)

IWA & INIKI IMPACTED PROPERTY.

If the proposed structure or subdivision is within the shoreline setback area then, please be aware that if the determination of a structure is approved, the Applicant shall agree in writing that the Applicant, its successors, and permitted assigns shall defend, indemnify, and hold the County of Kaua'i harmless from and against any and all loss, liability, claim or demand arising out of damages to said structures from any coastal natural hazards and coastal erosion, pursuant to §8-27.7(b)(2).

The requirements of the Subsection (b) shall run with the land and shall be set forth in a unilateral agreement recorded by the applicant with the Bureau of Conveyances or the Land Court, whichever is applicable, no later than thirty (30) days after the date of final shoreline approval of the structure under §8-27.8. A copy of the recorded unilateral agreement shall be filed with the Director and the County Engineer no later than forty-five (45) days after the date of the final shoreline determination and approval of the structure and the filing of such with the Director shall be a prerequisite to the issuance of any related building permit. §8-27.7(b)(6).

### Applicant's Signature

Signature

B. Hennsey

Date

9/15/15

### Applicability (to be completed by Planning Department)

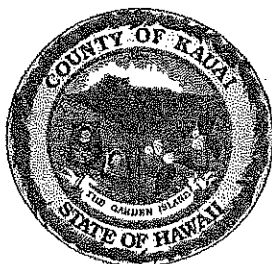
- ☒ Setback Determination Necessary. Requirements of Ordinance No. 979 apply, submit full application.

Planning Director or designee

Date

[Signature]

11/13/15



## PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

If Part A has been deemed that a Determination will be necessary, the additional information will be required for submission of this application.

### **Part B**

#### **Exemption Determination**

- ☒ A non-refundable processing fee of one hundred dollars (\$100.00) shall accompany a request for determination. (§8-27.8(e))

☐ **Exemption 1**

In cases where the proposed structure or subdivision satisfies the following four criteria:

(A) In cases where the proposed structure or subdivision is located outside of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 'V' or 'VE' flood zones;

(B) The proposed structure or subdivision is located at an elevation which is thirty (30) feet above sea level or greater;

(C) The applicant can demonstrate to the satisfaction of the Planning Director that the property is clearly adjacent to a rocky shoreline and that it will not affect or be affected by coastal erosion or hazards; and

(D) The shoreline setback shall be sixty (60) feet from the certified shoreline which has been established not more than twelve (12) months from the date of the application for the exception under this section.

☒ **Exemption 2**

In cases where the applicant can demonstrate to the satisfaction of the Planning Director that the applicant's proposed structure or subdivision will not affect beach processes, impact public beach access, or be affected by or contribute to coastal erosion or hazards, excluding natural disasters. Factors to be considered shall include, but not be limited to, proximity to the shoreline, topography, properties between shoreline and applicant's property, elevation, and the history of coastal hazards in the area.

☐ **Exemption 3** HCM 6A & 6B

Those structures and uses found exempt in Table 3 (§8-27.7) (see pg. 5-6)

- ☐ Letter from the Department of Public Works stating that the proposed project does not constitute "Substantial Improvement," pursuant to §8-27.2

#### **Exemption Determination (to be completed by Planning Department)**

Pursuant to §8-27.3 the Kaua'i County Code, 1987 as amended, the Planning Department hereby certifies the proposed structure(s) or subdivision(s) as exempt from those shoreline setback determination required established under §8-27.8.

  
Planning Director or designee

11/13/15  
Date

HONUA ENGINEERING, INC.  
Ching Young Center Ste. C7  
P.O. Box 851, Hanalei, Kauai, Hawaii 96714  
PH: (808) 826-7256 Fax: (808) 826-7745

**Letter of Authorization  
by  
Property Owner**

I (We) the undersigned do hereby authorize Brian M. Hennessy, President of Honua Engineering, Inc. to act as our agent with the County of Kauai and State of Hawaii regarding the following proposed action:

***Grease Interceptor Upgrade Plan for the Beach House Restaurant, 5022 Lawai Road, Koloa, Kauai, Hawaii TMK (4)2-6-05:11.***

Property Owner's:

**Name:** The Beach House, Inc.

\_\_\_\_\_

**Address:** PO Box 1206

Koloa, HI 96756



Signature: Roy Dunn, President  
The Beach House, Inc.



Date

**Project No: 5421**



GREASE TRAP UPGRADE PLAN  
FOR  
THE BEACH HOUSE RESTAURANT  
5022 LAWAI ROAD  
AT FOIPU, KAUAI, HAWAII  
TMK 2-6-05:11

PREPARED FOR:  
THE BEACH HOUSE, INC.  
P.O. BOX 1206  
KALOOLA, HI 96756

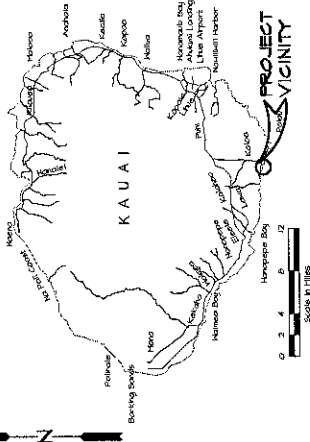
**Honua Engineering, Inc.**  
P.O. Box 851 Honolulu, HI 96714 (808) 826-7256

PLEASE TRAP UPGRADE PLAN  
FOR  
THE BEACH HOUSE RESTAURANT  
5022 LAWA ROAD  
AT POPOA, KAUAI, HAWAII

1 OF 2

—

Project No. 5421 May 6, 2015



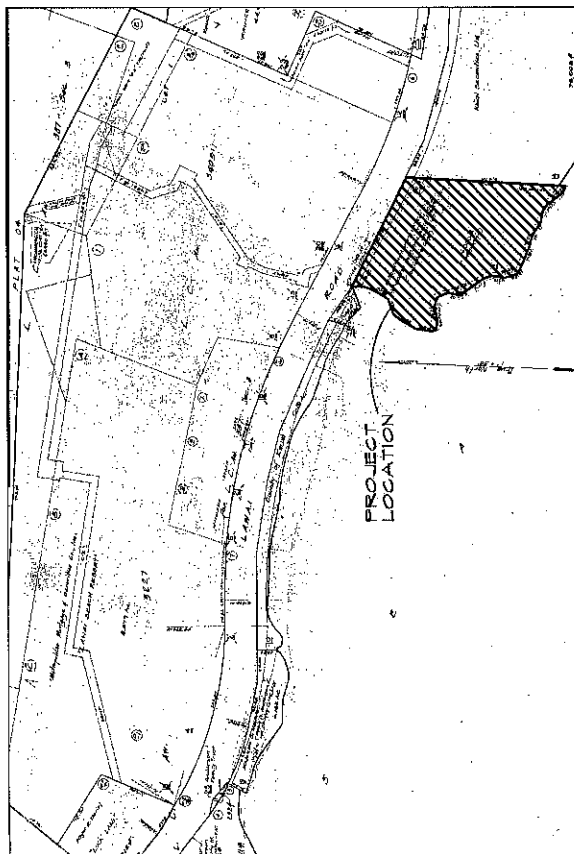
VICINITY MAP  
POLEU KAUAI, HAWAII

POLICE, KAUAI, HAWAII

## GENERAL NOTES

- [illegible]

3. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS.



**LOCATION MAP**

WATER TO SCALF

# CONSTRUCTION PLANS FOR THE **BEACH HOUSE RESTAURANT** 5022 LAWAI ROAD KOLOA, KAUAI, HAWAII

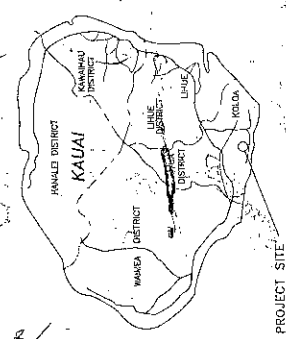
**OWNER:** METROPOLITAN MORTGAGE HAWAII, INC.  
 CONTACT PERSON: BILL ARSENAULT 1-800-541-0828  
 3135-A AKAHU STREET  
 LIHUE, KAUAI, HAWAII 96756

**KAUAI AGENTS:**  
 CLYDE KODANI, KODANI & ASSOCIATES  
 3145-A AKAHU STREET  
 LIHUE (808) 245-9591  
 LORNA NISHIMITSU, ESQ.  
 3135-A AKAHU STREET  
 LIHUE (808) 245-4757

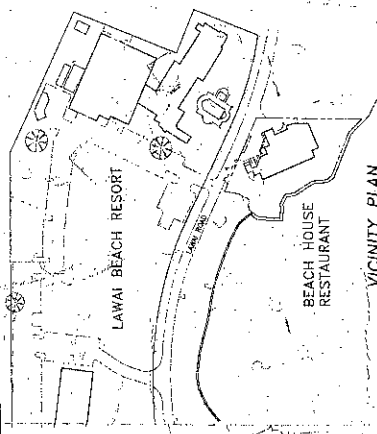
**DOCUMENTS PREPARED BY:**

**ATWOOD-HINZMAN CONSULTING ENGINEERS** PE 6887-S  
 CONTACT PERSON: DICK ATWOOD (509) 535-0158  
 E 1815 SPRINGFIELD SEASIDE, WASHINGTON 98202  
**STRUCTURAL ENGINEER:** ATWOOD-HINZMAN (509) 535-0138  
**MECH./ELECT. ENGINEER:** MW CONSULTING ENGINEERS (509) 838-9020  
**FOOD SERVICE:** S.E. RYKOFF & CO. (808) 455-9595

**DATE:** SET NO.



ISLAND MAP



VICINITY MAP

## PROJECT INFORMATION

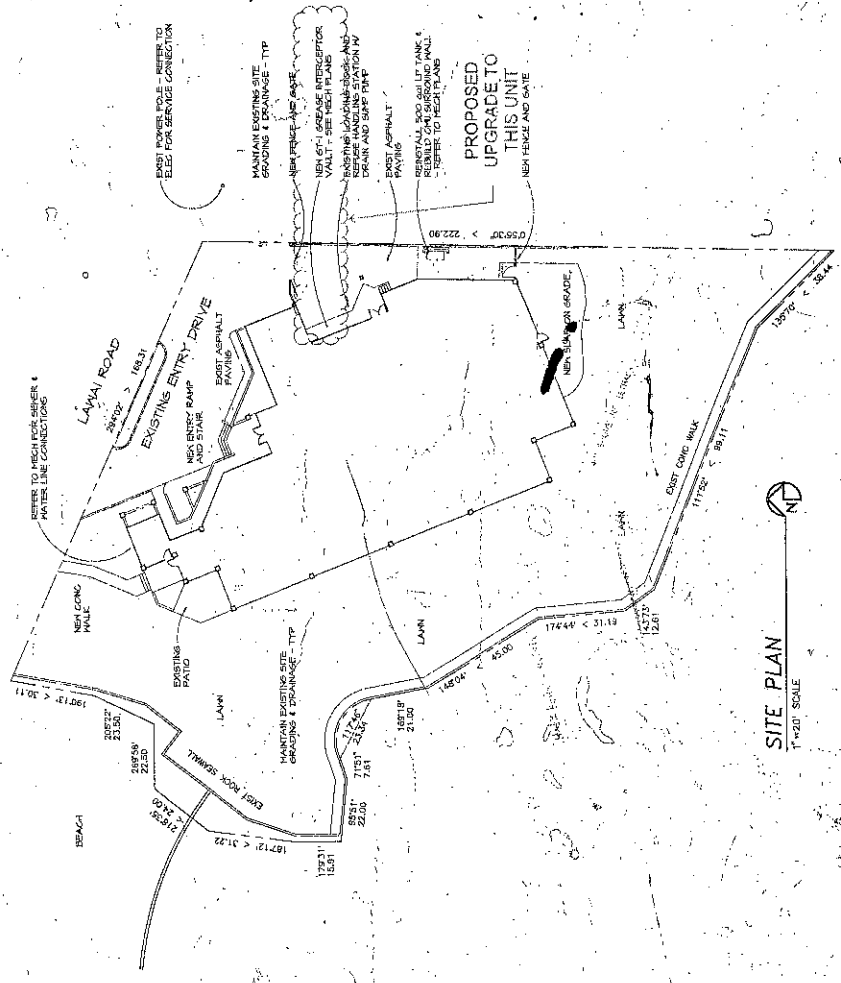
TAX MAP KEY: 2-6-05: 11

1985 UPC & KAUAI COUNTY REVISIONS  
 EXISTING AND PROPOSED USE:  
 RESTAURANT AND OFFICES

SITE AREA: (779 1993 SURVEY)  
 BUILDING AREA:  
 CONSTRUCTION TYPE:  
 MIXED OCCUPANCY:  
 A-3 (DINING, LOUNGE, KITCHEN)  
 B-2 (OFFICE 134, 135)  
 ALLOWABLE AREA: 9283sf  
 A-3 (BASE ALLOWABLE)  
 PLUS BASE ALLOWANCE:  
 TOTAL ALLOWABLE AREA: 12,075sf

SITE ELEVATIONS  
 BASE FLOOR ELEVATION:  
 MAIN FLOOR ELEVATION:  
 LOWER LEVEL ELEVATION:

10.00'  
 14.02'  
 13.59'



SITE PLAN  
 1"=20' SCALE

-DRAWING INDEX

| ARCHITECTURAL PLANS                      | 16 SHEETS |
|--|-----------|
| A-1 EXISTING FLOOR PLAN                  |           |
| A-2 EXISTING EXTERIOR ELEVATIONS         |           |
| A-3 ROOF PLAN                            |           |
| A-4 FLOOR FINISH SCHEDULE                |           |
| A-5 FLOOR PLAN                           |           |
| A-6 CEILING PLAN                         |           |
| A-7 LOUNGE & LOUNGE AREA PLAN            |           |
| A-8 NOT USED                             |           |
| A-9 1/4" KITCHEN PLAN                    |           |
| A-10 1/4" KITCHEN PLAN                   |           |
| A-11 DOOR & WINDOW SCHEDULES, ELEVATIONS |           |
| A-12 DOOR DETAILS                        |           |
| A-13 WINDOW DETAILS                      |           |
| A-14 SECTION DETAILS                     |           |
| A-15 RAMP & STAIR DETAILS                |           |
| A-16 RAMP & STAIR DETAILS                |           |
| STRUCTURAL PLANS                         | 5 SHEETS  |
| S-0 GENERAL NOTES & DETAILS              |           |
| S-1 FOUNDATION PLAN                      |           |
| S-2 FLOORING PLAN                        |           |
| S-3 DETAILS                              |           |
| S-4 DETAILS                              |           |
| MECHANICAL PLANS                         | 15 SHEETS |
| M-01 LERISC SCHEDULES                    |           |
| M-02 LERISC SCHEDULES                    |           |
| M-03 LERISC SCHEDULES                    |           |
| M-04 LERISC SCHEDULES                    |           |
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This work was prepared by me or under my supervision.

# Preliminary

NOT FOR CONSTRUCTION

| No. | Date | Revision Description |
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|     |      |                      |
|     |      |                      |

Honua Engineering, Inc.  
P.O. Box 831 Honolulu, HI 96714 (808) 826-7255

THE BEACH HOUSE RESTAURANT  
5022 KAWA ROAD  
AT POPE, KAWA, HAWAII

2 OF 2  
W-2

DESIGN CALCULATIONS  
GREASE INTERCEPTOR UNIT VALUED (Title One (1) Commercial) SEE 4.1 (2)  
Title One (1) Commercial, 2,000 S.F. (2) / 1,000 S.F. (1)  
HAWAIIAN GRAVITY GREASE INTERCEPTOR (G.I.) UNIT  
Discharge from the 200 S.F. (2) G.I. Unit to the 200 S.F. (1) G.I. Unit

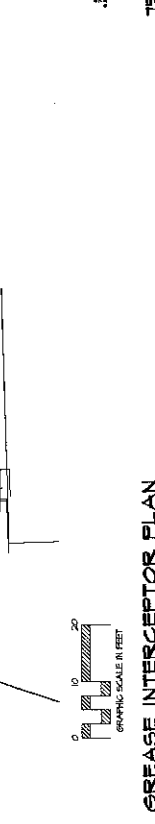
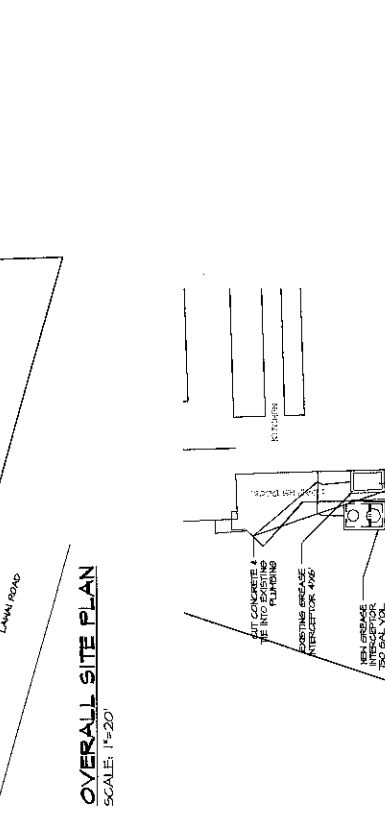
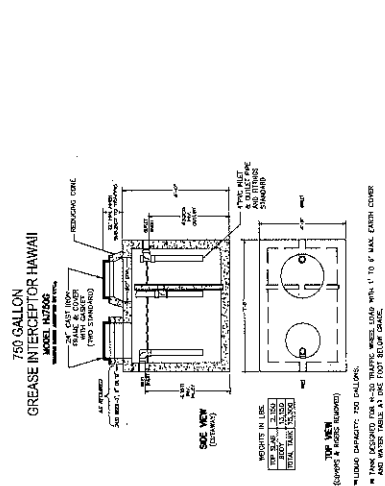
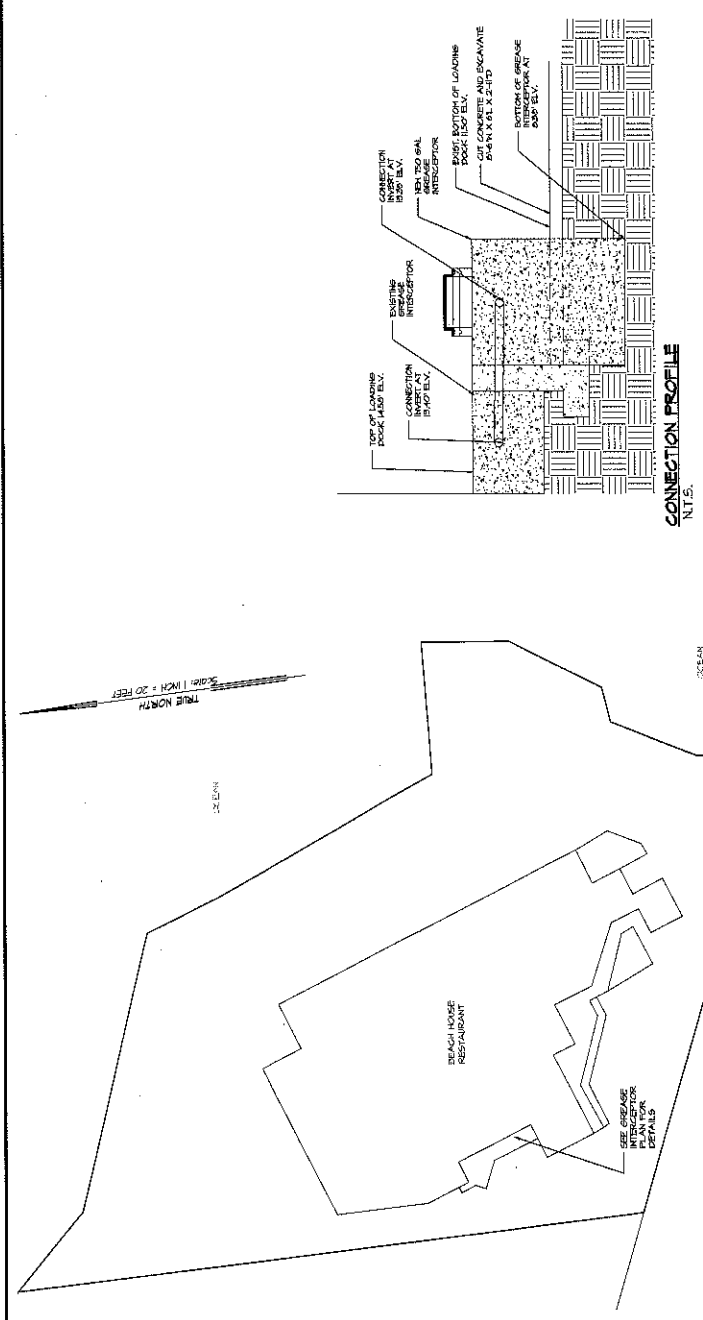
GENERAL CONSTRUCTION NOTES  
1. All work is to be done in accordance with the Hawaii Building Code, Chapter 26, Part 2, and the Hawaii State Plumbing Code, Chapter 26, Part 3.  
2. The contractor shall provide all materials and labor for the construction of the unit.  
3. The unit shall be installed in a location that is accessible for maintenance and repair.  
4. All work shall be done in accordance with the Hawaii Building Code, Chapter 26, Part 2, and the Hawaii State Plumbing Code, Chapter 26, Part 3.  
5. The unit shall be installed in a location that is accessible for maintenance and repair.

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4. All work shall be done in accordance with the Hawaii Building Code, Chapter 26, Part 2, and the Hawaii State Plumbing Code, Chapter 26, Part 3.  
5. The unit shall be installed in a location that is accessible for maintenance and repair.

GREASE INTERCEPTOR UNIT VALUED (Title One (1) Commercial) SEE 4.1 (2)  
Title One (1) Commercial, 2,000 S.F. (2) / 1,000 S.F. (1)  
HAWAIIAN GRAVITY GREASE INTERCEPTOR (G.I.) UNIT  
Discharge from the 200 S.F. (2) G.I. Unit to the 200 S.F. (1) G.I. Unit

ENVIRONMENTAL PROTECTION NOTES  
1. The contractor shall be responsible for obtaining all necessary permits from the appropriate agencies.  
2. The contractor shall be responsible for obtaining all necessary permits from the appropriate agencies.  
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SHORELINE SETBACK EXHIBIT  
GREASE INTERCEPTOR UPGRADE PI  
FOR  
THE BEACH HOUSE RESTAURANT  
5022 LAWAI ROAD  
AT POIPIU, KAUAI, HAWAII  
TMK 2-6-05:11

**SHORELINE EXHIBIT**

SCALE: 1"=40'





# PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

| FOR OFFICIAL USE ONLY:    |          |
|---------------------------|----------|
| SSD                       | 2016-41  |
| Acceptance Date:          | 11/13/15 |
| Website Posting Date:     | 11/16/15 |
| Determination Date:       | 11/13/15 |
| Planning Commission Date: | 11/22/15 |
| Expiration Date:          | 11/22/18 |
| Planner Assigned:         | JZ       |

Instructions: File all information requested under Part A for processing the Determination of Applicability (§8-27.1), including signature page. Fill out Parts A and B if you know, due to proximity of the shoreline, that your parcel will require a Certified Shoreline Survey. If you are proposing a permitted structure or subdivision within the shoreline setback area fill in Part C. For applications involving a variance, complete Part D.

| Applicant Information                                |  |
|--|--|
| Applicant:   | John Young - GM - The Cliffs   |
| Mailing Address:                                     | 3811 Edward Rd<br>Pineville, HI 96722  |
| Phone:   | (808) 938-0635   |
| Email:   | Jyoung@CAP.COM   |
| Applicant's Status: (Check one)                      |  |
| <input type="checkbox"/> Owner of the Property       | (Holder of at least 75% of the equitable and legal title)  |
| <input type="checkbox"/> Lessee of the Property      | Lessee must have an unexpired and recorded lease of five (5) years or more from the date of filing of this application. If not, Owner(s) must provide a Letter of Authorization. |
| <input checked="" type="checkbox"/> Authorized Agent | Attach Letter of Authorization   |
| Transmittal Date:                                    |  |

652-5810  
bperaltagep@gmail.com

| Project Information (attach additional sheets, if necessary)                 |   |
|--|---|
| County Zoning District:  | R-10  |
| Tax Map Key(s):  | (3) 5-4-005039000   |
| Land Area:   |   |
| Nature of Development:<br>(Description of proposed structure or subdivision) | new equipment closet construction. new buildings to shield electrical equipment from view. Roof top Solar |

**NO PERMITS WILL BE ISSUED WITHOUT PLANNING COMMISSION ACCEPTANCE,  
EXCEPT AS PROVIDED IN §8-27.8(c)(8)**

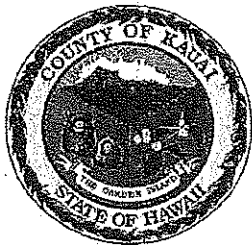
## Part A

### Shoreline Setback Determination of Applicability (§8-27.1)

Check all that apply, fill in applicable information. Any box checked must be accompanied by additional information, photos and/or documentation.

- ☒ Properties Abutting the Shoreline
- ☒ Project's approximate distance from shoreline: 400'; 200' horizontal, 200' Vertical
- ☐ Properties Not Abutting the Shoreline
- ☐ Project's approximate distance from shoreline: \_\_\_\_\_
- ☐ Additional Information:
- ☐ Closest distance of improvement(s) from Shoreline is approximately \_\_\_\_\_ ft.
- ☐ Number of parcels and type of improvements (roads, buildings, structures) between Shoreline and this parcel:

|  |
|--|
|  |
|--|



PLANNING DEPARTMENT  
SHORELINE SETBACK APPLICATION

| FOR OFFICIAL USE ONLY:    |  |
|---------------------------|--|
| SSD 201 -                 |  |
| Acceptance Date:          |  |
| Website Posting Date:     |  |
| Determination Date:       |  |
| Planning Commission Date: |  |
| Expiration Date:          |  |
| Planner Assigned:         |  |

- ☒ Topography (undulating, flat, slope, etc.) and ground elevation of subject parcel (Lowest and Highest elevations)

cliff top, high above shore line

- ☒ Shoreline type (e.g. beach, dune, rocky, sandy with rocky outcropping, etc.)

rocky

- ☐ Artificially armored Shoreline
- ☐ If checked, what type of armoring (e.g. seawall, revetment, bulkhead): \_\_\_\_\_
- ☐ Is the armoring permitted/authorized? \_\_\_\_\_
- ☐ Date of authorization (attach copy of authorization letter): \_\_\_\_\_
- ☐ Is property in coastal floodplain (if checked, what zone)? \_\_\_\_\_
- ☐ Has this property been subject to coastal hazards in the past? (If checked, please describe)

If the proposed structure or subdivision is within the shoreline setback area then, please be aware that if the determination of a structure is approved, the Applicant shall agree in writing that the Applicant, its successors, and permitted assigns shall defend, indemnify, and hold the County of Kaua'i harmless from and against any and all loss, liability, claim or demand arising out of damages to said structures from any coastal natural hazards and coastal erosion, pursuant to §8-27.7(b)(2).

The requirements of the Subsection (b) shall run with the land and shall be set forth in a unilateral agreement recorded by the applicant with the Bureau of Conveyances or the Land Court, whichever is applicable, no later than thirty (30) days after the date of final shoreline approval of the structure under §8-27.8. A copy of the recorded unilateral agreement shall be filed with the Director and the County Engineer no later than forty-five (45) days after the date of the final shoreline determination and approval of the structure and the filing of such with the Director shall be a prerequisite to the issuance of any related building permit. §8-27.7(b)(6).

Applicant's Signature

Signature

11/12/2015

Date

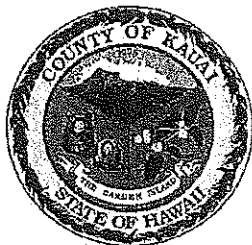
Applicability (to be completed by Planning Department)

☒ Setback Determination necessary. Requirements of Ordinance No. 979 are applicable.

Planning Director or designee

Date

11/13/15



## PLANNING DEPARTMENT SHORELINE SETBACK DETERMINATION

If Part A has been deemed that a Determination will be necessary, the additional information will be required for submission of this application.

### Part B

#### Exemption Determination

- ☐ A non-refundable processing fee of one hundred dollars (\$100.00) shall accompany a request for determination. (§8-27.8(e))

#### Exemption 1

In cases where the proposed structure or subdivision satisfies the following four criteria:

(A) In cases where the proposed structure or subdivision is located outside of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 'V' or 'VE' flood zones;

(B) The proposed structure or subdivision is located at an elevation which is thirty (30) feet above sea level or greater;

(C) The applicant can demonstrate to the satisfaction of the Planning Director that the property is clearly adjacent to a rocky shoreline and that it will not affect or be affected by coastal erosion or hazards; and

(D) The shoreline setback shall be sixty (60) feet from the certified shoreline which has been established not more than twelve (12) months from the date of the application for the exception under this section.



#### Exemption 2

In cases where the applicant can demonstrate to the satisfaction of the Planning Director that the applicant's proposed structure or subdivision will not affect beach processes, impact public beach access, or be affected by or contribute to coastal erosion or hazards, excluding natural disasters. Factors to be considered shall include, but not be limited to, proximity to the shoreline, topography, properties between shoreline and applicant's property, elevation, and the history of coastal hazards in the area.



#### Exemption 3

Those structures and uses found exempt in Table 3 (§8-27.7) (see pg. 5-6)



Letter from the Department of Public Works stating that the proposed project does not constitute "Substantial Improvement," pursuant to §8-27.2

#### Exemption Determination (to be completed by Planning Department)

Pursuant to §8-27.3 the Kaua'i County Code, 1987 as amended, the Planning Department hereby certifies the proposed structure(s) or subdivision(s) as exempt from those shoreline setback determination requirements established under §8-27.8.

Planning Director or designee

Date

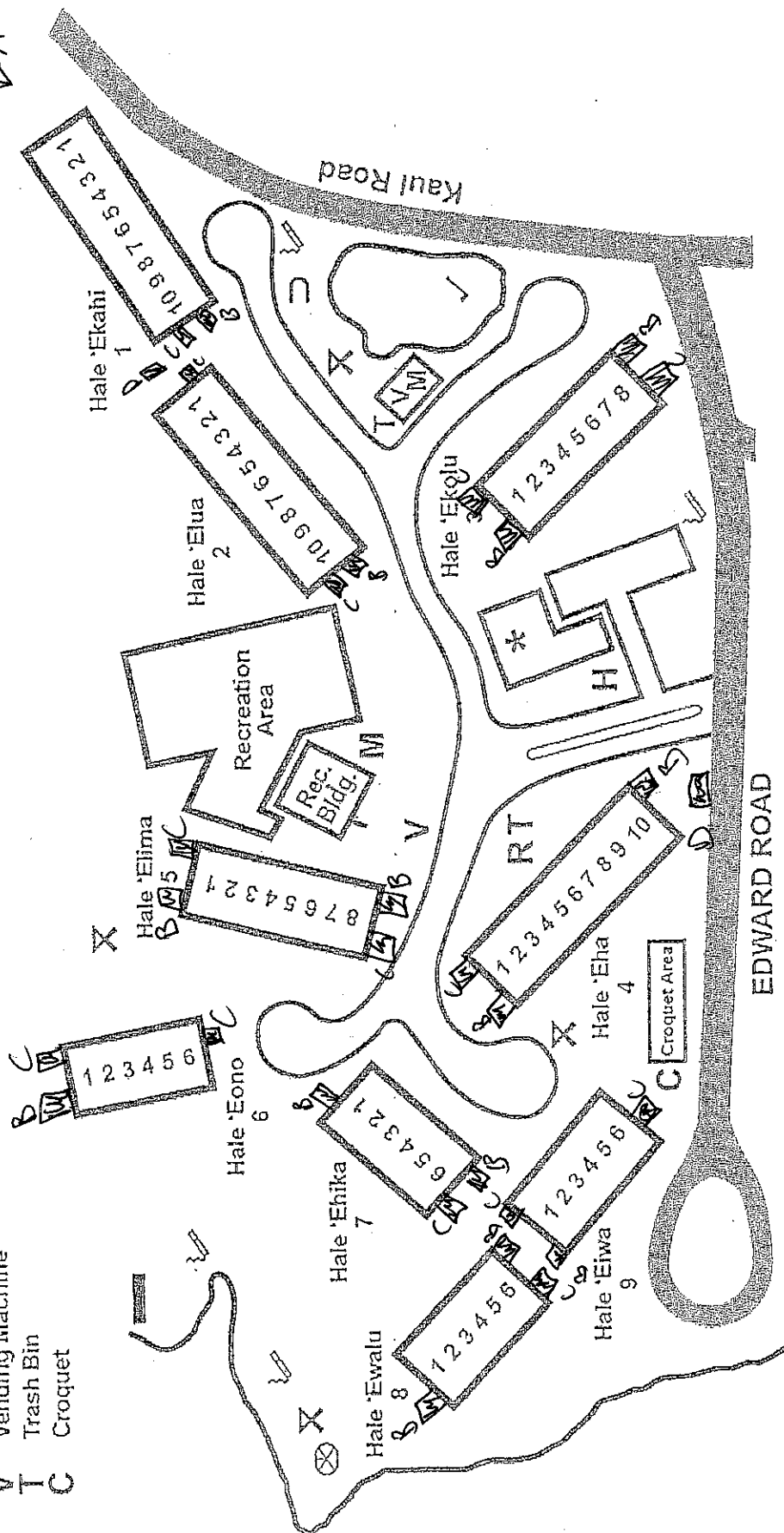
11/13/15



# The Cliffs at Princeville

3811 Edward Road, Princeville, HI 96722  
DAILY OFFICE HOURS  
7:00 a.m. to 10:00 p.m.  
TELEPHONE: (808) 826-6219  
AFTER HOURS: (808) 635-2806





EDWARD ROAD

- Maintenance  
Designated Smoking Area  
Gas Grills  
Gazebo  
Hale Mana Ho'oko (Front Desk, Activities Desk, Administration)  
Recycle Bin  
Hammock  
Horseshoe  
Housekeeping  
Mini Putting Green  
Vending Machine  
Trash Bin  
Croquet



A

B

C

D

1 2 3 4 5

**TYPICAL FLOOR PLANS**

SC: 1/4" = 1'-0"

**TYPICAL FOUNDATION PLANS**

SC: 1/4" = 1'-0"

